

# Cumbrian Properties

44 Wigton Road, Carlisle



Price Region £80,000

EPC-

Mid-terraced property | Close to city centre  
1 reception room | 2 bedrooms | Ground floor shower room  
Rear yard | No onward chain

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## 2/ 44 WIGTON ROAD, CARLISLE

This two bedroom, mid-terraced property is situated in a convenient location with local amenities on your door step and just a ten minute walk into the city centre. Double glazed and gas central heated the accommodation briefly comprises lounge with electric fire, kitchen with breakfast bar and good size understairs storage and a fully boarded ground floor shower room. To the first floor the master bedroom has the original cast iron decorative fireplace along with fitted storage and there is a good size second bedroom to the rear. Externally there is a walled rear yard and plenty of residents permit parking nearby. Located close to the Cumberland Infirmary, on regular bus routes to the city centre and with good access to the western bypass the property would make an ideal first time buy or buy to let investment and is sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

**UPVC front door into lounge.**

**LOUNGE (14'5 x 12' max)** Double glazed window to the front, built-in storage housing the meters, stove effect fire, radiator, door and staircase to the first floor and door to kitchen.



LOUNGE

**KITCHEN (15' max x 10'5 max)** Fitted kitchen incorporating an electric oven and four ring hob with extractor hood above, plumbing for washing machine, space for fridge and freezer, breakfast bar, Baxi combi boiler, wood effect flooring, double glazed window to the rear, understairs storage cupboard, radiator and door to rear hall.



KITCHEN



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**REAR HALL** UPVC door to the rear yard, door to shower room, panelled wall and wood effect flooring.

**SHOWER ROOM (6'5 x 5')** Three piece suite comprising corner shower cubicle, wash hand basin and WC. Fully boarded walls, panelled ceiling, wood effect flooring, radiator and frosted glazed window.



SHOWER ROOM

## **FIRST FLOOR**

**LANDING** Door and step up to bedroom 1, and door to bedroom 2.

**BEDROOM 1 (14'5 max x 12' max)** Original decorative cast iron fireplace, double glazed window to the front, radiator and built-in storage cupboard with loft access.



BEDROOM 1

**BEDROOM 2 (12' x 7')** Double glazed window to the rear and radiator.



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**OUTSIDE** Enclosed walled rear yard with pedestrian access gate to the rear lane.

**TENURE** To be confirmed by the vendor.

**COUNCIL TAX** We are informed the property is Tax Band A.

**NOTE** These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

EPC GRAPH TO FOLLOW