

Cumbrian Properties

28 Brindlefield, Wigton



Price Region £177,500

EPC-D

Semi-detached property | Popular location
1 reception room | 3 bedrooms | 1 bathroom
Gardens & driveway | Immaculately presented

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An immaculately presented, three bedroom, semi-detached property with modern kitchen and bathroom, log burner, generous gardens and off-street parking. The property, which underwent a full renovation including rewiring, full heating system including boiler approx 4.5 years ago, has recently installed double glazed windows and briefly comprises entrance hall, lounge with multi fuel stove, dining kitchen with French doors to the rear garden, two double bedrooms with fitted wardrobes to the master, single bedroom and bathroom. Externally the property has a low maintenance front garden with driveway providing off-street parking for two/three vehicles and a generous lawned rear garden with patio seating area and garden shed.

Brindlefield is a quiet, popular estate within easy walking distance of local amenities including primary and secondary schools, shops and railway station.

The accommodation with approximate measurements briefly comprises:

Composite front door into entrance hall.

ENTRANCE HALL Staircase to the first floor, tile effect flooring and door to lounge.

LOUNGE (14' max x 12' max) Fireplace housing a multi fuel stove with oak lintel above, double glazed window to the front, radiator and door to dining kitchen.



LOUNGE

DINING KITCHEN (16'6 x 9'9) Fitted kitchen incorporating an electric oven and grill, four ring hob with extractor hood above, plumbing for washing machine, ceiling spotlights, double glazed windows to the side and rear, double glazed French doors to the rear garden, radiator and understairs storage cupboard with electric point for a tumble dryer.

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DINING KITCHEN

FIRST FLOOR

LANDING Doors to bedrooms and bathroom, loft access and double glazed window.

BEDROOM 1 (14'4 to fitted wardrobes x 9'9 max) Mirror fronted fitted wardrobes, double glazed window to the front and radiator.



BEDROOM 1

BEDROOM 2 (14' x 7'7) Double glazed window to the rear and radiator.

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BEDROOM 2

BEDROOM 3 (8' x 6'9) Double glazed window to the rear and radiator.



BEDROOM 3



BATHROOM

BATHROOM (6' x 5') Three piece suite comprising waterfall shower above panelled bath, vanity unit wash hand basin and WC. Panelled ceiling with spotlights, double glazed frosted window, heated towel rail and wood effect flooring.

OUTSIDE Low maintenance lawned front garden with slate chipped border and driveway providing parking for two/three vehicles. Generous rear garden incorporating lawn, garden shed, patio seating area, outside tap and gate providing access to the front.



FRONT GARDEN



REAR GARDEN

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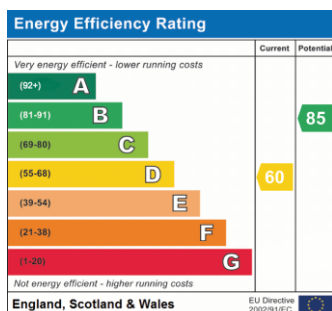


REAR OF THE PROPERTY

TENURE We are informed the tenure is Freehold.

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.



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