

# Cumbrian Properties

15 Brackenlands, Wigton



**Price Region £89,000**

**EPC-E**

Semi-detached property | Market town location  
1 reception room | 2 bedrooms | 1 bathroom  
Gardens and drive | Ideal first time buy

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## 2/ 15 BRACKENLANDS, WIGTON

A two bedroom semi-detached property with ground floor bathroom, gardens and off street parking. The double glazed and gas central heated accommodation, which does require some modernisation as reflected in the price, briefly comprises entrance porch, lounge with gas fire, kitchen, rear porch and bathroom. To the first floor are two bedrooms. Externally, to the front of the property there is a low maintenance lawned garden and driveway parking for two vehicles with a further lawned garden to the rear. Brackenlands is a quiet cul-de-sac location just off Longhwaite Road within easy walking distance to local amenities. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC door into entrance porch.

**ENTRANCE PORCH** Double glazed window, panelled ceiling and door to lounge.

**LOUNGE (15'5 max x 10' max)** Gas fire, built in cupboards and shelving, double glazed window to the front and radiator. Doors to kitchen and staircase to the first floor.



LOUNGE

**KITCHEN (9'3 max x 8' max)** Fitted kitchen incorporating a free standing electric oven and hob, stainless steel sink with mixer tap, plumbing for washing machine, tiled splashbacks and tile effect flooring. Door to bathroom and stable door leading to the rear porch.



KITCHEN

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**REAR PORCH** Double glazed window, Perspex roof, tile effect flooring and UPVC door to the rear garden.



REAR PORCH

**BATHROOM (8' max x 5'7 max)** Three piece suite comprising of shower over panelled bath, wash hand basin and WC. Tile effect flooring, part tiled walls, radiator and double glazed frosted window.



BATHROOM

**FIRST FLOOR LANDING** Built in storage cupboard housing the hot water tank, radiator, double glazed window, loft access and doors to bedrooms.



LANDING

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**BEDROOM 1 (15'5 max x 10')** Double glazed window to the front and radiator.



BEDROOM 1

**BEDROOM 2 (9'4 x 8')** Double glazed window to the rear and radiator.



BEDROOM 2

**OUTSIDE** Low maintenance lawned garden to the front of the property and a driveway providing off street parking for two vehicles. To the rear of the property is a lawned garden with garden shed.



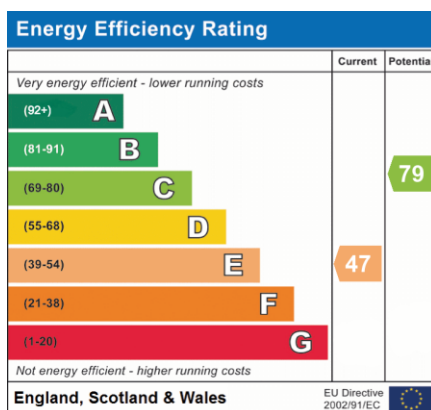
REAR GARDEN

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**TENURE** We are informed the tenure is Freehold

**COUNCIL TAX** We are informed the property is in 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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