

Cumbrian Properties

3 Meadow Road, Wigton



Price Region £124,500

EPC-C

Semi-detached property | Solar panel hot water system
1 reception room | 3 bedrooms | 1 bathroom
Front & rear gardens | Driveway parking for up to 3 cars

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2/ 3 MEADOW ROAD, WIGTON

A three bedroom, semi-detached property with low maintenance gardens and driveway parking briefly comprises entrance hall, lounge and dining kitchen. To the first floor there are two double bedrooms, single bedroom and recently fitted bathroom. Walled front garden laid to lawn, driveway parking and low maintenance tiered rear garden with outhouse. Situated close to an abundance of shops and amenities and would make an ideal first time buy or buy to let opportunity.

The accommodation with approximate measurements briefly comprises:

Composite front door into entrance hall.

ENTRANCE HALL Full height UPVC double glazed window to the front, radiator, staircase to the first floor and door to lounge.

LOUNGE (15'4 x 12'4) UPVC double glazed window to the front, radiator and door to dining kitchen.



LOUNGE

DINING KITCHEN (18'4 x 10'4) Fitted kitchen incorporating sink unit with mixer tap, freestanding oven and grill with four ring gas hob above, plumbing for washing machine, Worcester boiler (connected to the solar panel which heats the water system), wood effect laminate flooring, radiator, UPVC double glazed windows and UPVC double glazed frosted door to the rear.



DINING KITCHEN

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FIRST FLOOR

LANDING Loft access, doors to bedrooms and bathroom.

BEDROOM 1 (13' x 10'8) UPVC double glazed window to the front, radiator and built-in shelved storage cupboard.



BEDROOM 1

BEDROOM 2 (11'9 x 9'9) UPVC double glazed window to the rear, wooden flooring and radiator.



BEDROOM 2

BEDROOM 3 (10' x 7'5) UPVC double glazed window to the front, radiator, wooden flooring and built-in storage cupboard.



BEDROOM 3

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BATHROOM (7'6 x 5'5) Recently fitted three piece suite comprising panelled bath with shower attachment, wash hand basin and WC. Radiator, tiled walls, tiled flooring and UPVC double glazed frosted window to the rear.



BATHROOM

OUTSIDE Gravelled driveway to the side providing off road parking for up to 3 cars, and lawned front garden with floral borders. Enclosed rear garden set over two levels, the lower level is laid to flag stones with steps leading up to a gravelled level with outhouse.



REAR OF THE PROPERTY

TENURE We are informed the tenure is Freehold.

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

NB – New windows and doors fitted within the last 2 years.

- Boiler installed within the last 5 years and is still under warranty.

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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	