

Cumbrian Properties

126 Scholars Green, Wigton



Price Region £165,000

EPC-C

Semi-detached townhouse | Market town location

Open plan living | 3 bedrooms | 1 bathroom

Parking for 2 cars | Garden with open aspect

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2/ 126 SCHOLARS GREEN, WIGTON

This three bedroom semi-detached townhouse is laid out over three floors and offers parking for two vehicles and a lawned garden with an open aspect. The property provides low maintenance living and comprises of entrance hall, open plan lounge/kitchen with built in utility cupboard and patio doors leading out to the rear garden. To the first floor there is a double bedroom with woodland views, a single bedroom with built in wardrobe and a three piece family bathroom. To the second floor there is a master double bedroom with built in wardrobes and velux windows creating a light and airy feel. To the front of the property there is off street parking for two vehicles. Rear lawned garden with decked seating area and pleasant views across the woodlands. The property would suit multiple buyers including first time buyers, those downsizing and buy to let investors. Situated within easy walking distance of the local amenities of Wigton including shops, schools, supermarkets and doctors surgery and has excellent access to west Cumbria.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC door into entrance hall.

ENTRANCE HALL Staircase to the first floor, radiator, wood effect flooring and door to open plan lounge/kitchen.

LOUNGE/KITCHEN (23' max x 12' max)

KITCHEN AREA - Fitted kitchen incorporating an electric oven and four burner gas hob with extractor hood above, stainless steel sink with mixer tap and space for full height fridge/freezer. Wood effect flooring and double glazed window to the front.

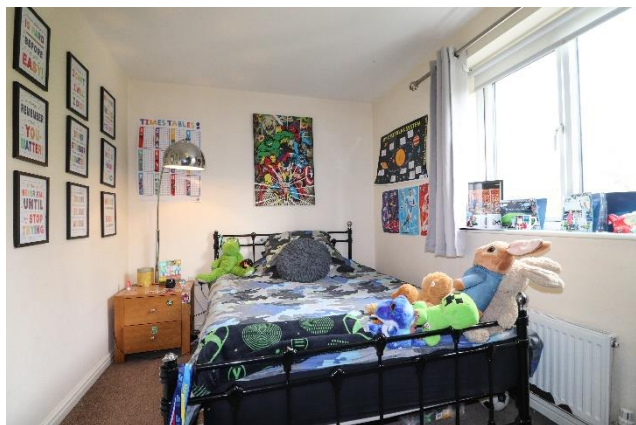
LOUNGE AREA – Double glazed patio doors leading out to the rear garden, radiator, wood effect flooring and built in utility cupboard/pantry with shelving, plumbing for washing machine and space for tumble dryer.



3/ 126 SCHOLARS GREEN, WIGTON

FIRST FLOOR LANDING Wood effect flooring, staircase to the second floor and doors to bedrooms 2, 3 and bathroom.

BEDROOM 2 (12' x 7'9) Radiator and double glazed window to the rear with an open aspect.



BEDROOM 2

BATHROOM (6' x 5'7) Three piece suite comprising of shower over panelled bath, wash hand basin and WC. Double glazed frosted window, radiator, tiled splashbacks and tile effect flooring.



BATHROOM

BEDROOM 3 (10'5 max x 7'8 max) Fitted wardrobe, radiator and two double glazed windows to the front.



BEDROOM 3

4/ 126 SCHOLARS GREEN, WIGTON

SECOND FLOOR LANDING Built in storage cupboard and door to bedroom 1.

BEDROOM 1 (15'7 max x 9') Three double glazed velux windows, radiator and fitted wardrobes. Access to boarded loft space.



BEDROOM 1

OUTSIDE Low maintenance pebbled front garden with outside water supply and a block paved driveway parking for two vehicles. To the rear of the property is a lawned garden with a decked seating area, external electrical sockets, garden shed and enjoys an open aspect. A gate provides access to the front of the property.




REAR GARDEN

TENURE To be confirmed

COUNCIL TAX We are informed the property is in tax band B

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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		91
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

reasons to sell with us...

more than

455

properties listed in our
Carlisle office

more than

390

properties sold from
our Carlisle office

we sold

255

more properties than
our closest competitor

we have over

500

Google reviews with a
4.9/5 Google Rating

*UK Rightmove, Market Share Information
from 31/01/2023 - 31/01/2024, CA1 to CA8

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