

# Cumbrian Properties

62 Wigton Road, Carlisle



**Price Region £165,000**

**EPC-D**

Semi-detached property | 20' dining kitchen  
1 reception room | 3 bedrooms | 1 bathroom  
Gardens & parking | Potential to extend

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This spacious, well-presented, bay-fronted semi-detached property is situated in a convenient location and would make a wonderful family home. Set on a fantastic plot with a generous rear garden the accommodation briefly comprises entrance hall, bay-fronted lounge, 20' dining kitchen with patio doors to the rear garden and separate utility area. To the first floor there are two double bedrooms, single bedroom and fully tiled, modern three piece bathroom. Externally there is plenty of off-street parking to the front of the property whilst, to the rear, there is a generous lawned garden with patio seating area providing the potential to extend (subject to planning permission). Located within easy walking distance of local shops, schools and the Cumberland Infirmary and on regular bus routes to the city centre and west Cumbria.

The accommodation with approximate measurements briefly comprises:

**Front door into entrance hall.**

**ENTRANCE HALL** Doors to lounge and dining kitchen, understairs storage cupboard, staircase to the first floor, double glazed window, radiator and wood effect flooring.



ENTRANCE HALL

**LOUNGE (14'4 max into bay window x 10'7)** Double glazed bay window to the front, vertical radiator, ceiling spotlights, coving to the ceiling and wood effect flooring.



LOUNGE

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**KITCHEN (20' max x 14' max)** Fitted kitchen incorporating an electric oven with four ring hob and extractor hood above, sink unit with mixer tap, space for American style fridge freezer, kitchen island, ceiling spotlights, radiator, wood effect flooring, double glazed window and double glazed sliding patio doors to the rear garden, and opening to the utility area.

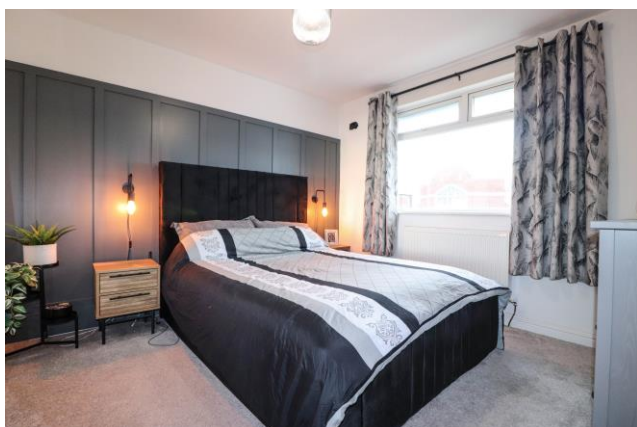


KITCHEN & UTILITY AREA

**UTILITY AREA** Plumbing for washing machine, space for tumble dryer, mosaic tile effect flooring, double glazed window and UPVC door to the side.

**FIRST FLOOR LANDING** Double glazed window, built-in storage cupboard, loft access, doors to bedrooms and bathroom.

**BEDROOM 1 (11' x 10'6)** Double glazed window to the front, radiator and feature wood panelled wall.





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**BEDROOM 2 (10'7 x 10')** Double glazed window to the rear with radiator below and central heating boiler (4 years old).



BEDROOM 2

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



BEDROOM 3

**BATHROOM (7'3 x 5')** Three piece suite comprising shower above panelled bath, vanity unit wash hand basin and WC. Fully tiled walls, panelled ceiling with spotlights, heated towel rail, frosted glazed window and wood effect flooring.



BATHROOM

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**OUTSIDE** Off-street parking for two/three vehicles to the front of the property. To the rear of the property is a generous lawned garden, providing excellent potential to extend (subject to planning permission), with patio seat area and external sockets.



REAR GARDEN

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

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

