

Cumbrian Properties

13 Park Road, Wigton



Price Region £260,000

EPC-D

Detached house | Potential to extend
2 receptions | 4 bedrooms & office | 1 bathroom
Gardens, parking & garage | No onward chain

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ 13 PARK ROAD, WIGTON

A unique, four bedroom, two reception room, detached family home situated in a quiet location on the outskirts of Wigton with generous gardens offering the potential to extend (subject to planning permission), ample off-street parking and garage storage. The property has been newly renovated inside with some areas left as a blank canvas for the new purchasers to put their own stamp on the property. A welcoming entrance hall with tiled flooring leads to the lounge with feature curved window and a family kitchen with a newly fitted modern dining kitchen, tiled flooring and a brick fireplace housing an electric stove effect fire. There is also an office/games room, utility and cloakroom. To the first floor there is a light, airy landing leading to three double bedrooms including the master bedroom with feature curved window, single bedroom and a beautiful three piece bathroom with newly fitted spa bath and feature frosted stained glass window. Outside there is ample off-street parking for several vehicles, garage and lots of possibilities with the generous gardens which have been left untouched for the purchasers to use as best suits them, with potential to extend (subject to planning permission). This property would make a superb family home being in close proximity to the popular Nelson Thomlinson and St Cuthberts schools, railway station and local amenities. Sold with the benefit of no onward chain and all newly fitted carpets included.

The accommodation with approximate measurements briefly comprises:

Front door into entrance hall.

ENTRANCE HALL Staircase to the first floor, doors to lounge, office and dining kitchen, understairs storage, tiled flooring, radiator and ceiling spotlights.



ENTRANCE HALL

LOUNGE (14'6 max x 10' max) Feature double glazed curved window to the front, radiator and door to dining kitchen.



LOUNGE

3/ 13 PARK ROAD, WIGTON

FAMILY KITCHEN (26' x 11'9)

FAMILY AREA Brick fireplace housing an electric stove effect fire, double glazed window and sliding doors to the conservatory, radiator and wood effect flooring.

KITCHEN AREA Newly fitted kitchen incorporating an electric oven and grill, four ring hob with extractor hood above, integrated fridge freezer and dishwasher, one and a half bowl stainless steel sink with mixer tap, brick effect tiled splashbacks, double glazed window, tiled flooring, door to utility room .



FAMILY KITCHEN

OFFICE/GAMES ROOM (12' x 7'3) Two double glazed windows, radiator, wood effect flooring and storage cupboard.

UTILITY (8'3 x 7') Plumbing for washing machine, wall and base units, gas boiler, two double glazed windows, tiled flooring and step down to the rear hall.

REAR HALL Door to cloakroom and door to the side.

CLOAKROOM WC, tiled flooring and double glazed frosted window.

FIRST FLOOR

LANDING Doors to all bedrooms and bathroom, radiator, double glazed window and ceiling spotlights.

4/ 13 PARK ROAD, WIGTON



LANDING

BEDROOM 1 (16'3 max x 10' max) Feature double glazed curved window to the front and radiator.



BEDROOM 1

BEDROOM 2 (14'3 x 12') Double glazed window to the side and radiator.

BEDROOM 3 (12' x 11'3) Double glazed window to the rear and radiator.



BEDROOM 2



BEDROOM 3

5/ 13 PARK ROAD, WIGTON

BATHROOM (10'7 max x 7'5 max) Three piece suite comprising waterfall shower over spa bath, vanity unit wash hand basin and WC. Part tiled walls, feature frosted stained glass window to the front, tiled flooring, ceiling spotlights and heated towel rail.



BATHROOM

BEDROOM 4 (12' x 7') Double glazed windows to the front and side, coving to the ceiling and radiator.

OUTSIDE Driveway to the front of the property providing off-street parking for several vehicles and a single garage. To the rear of the property there is a generous, blank canvas garden bordered by mature trees.



GARDEN



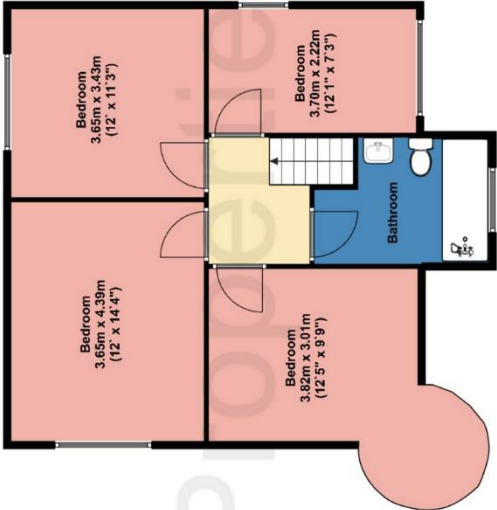
REAR OF THE PROPERTY

TENURE We are informed the tenure is Freehold.

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

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		
(69-80) C		
(55-68) D		
(39-54) E	58	71
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



First Floor
Approx 73.00 Sq meters (786.00 Sq feet).



Ground Floor
Approx 81.00 Sq meters (872.00 Sq feet).