

Cumbrian Properties

Banks Lodge, West Ave, Wigton



Price Region £350,000

EPC-C

Detached bungalow | Views towards Criffel
1 reception room | 4 bedrooms | 2 bathrooms
Generous gardens | Double garage & parking

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2/ BANKS LODGE, WEST AVENUE, WIGTON

A spacious four bedroom, two bathroom, detached bungalow with ample off-street parking, double garage and generous gardens enjoying superb views towards Criffel. Situated within easy walking distance of the amenities of Wigton the double glazed and gas central heated property is neutrally decorated throughout and briefly comprises entrance hall with excellent storage, cloakroom, lounge with French doors to the rear garden, spacious dining kitchen with cosy log burning stove and views over the garden towards Criffel, utility room, four bedrooms, master en-suite shower room and family bathroom. To the front of the property there is ample off-street parking on two separate driveways leading up to the double garage which would easily convert into another room having electricity, water supply, log burning stove and access into the property and rear garden. The rear of the property enjoys a generous garden incorporating lawn, decked seating areas, pergola and stunning views across Wigton towards Criffel. The property would suit those looking for single storey living close to amenities and would also make an ideal family home.

The accommodation with approximate measurements briefly comprises:

UPVC front door into entrance hall.

ENTRANCE HALL Doors to lounge, dining kitchen, bedrooms, bathroom and cloakroom. Built-in storage cupboard, airing cupboard with radiator, frosted window, double glazed window overlooking the driveway, radiator, coving to the ceiling and wood flooring.



ENTRANCE HALL

DINING KITCHEN (18'4 max x 16'6 max)

KITCHEN AREA Fitted kitchen incorporating an electric oven and grill, four burner hob with extractor above, integrated fridge and freezer, integrated dishwasher, one and a half bowl stainless steel sink with mixer tap, under counter lighting and tiled splashbacks.

DINING AREA Log burning stove, tiled flooring, two radiators, double glazed French doors to the rear garden, coving and ceiling spotlights, double glazed windows to the front and rear, and door to utility room.



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UTILITY ROOM (8'3 x 6') Plumbing for washing machine, sink unit with mixer tap, storage units, double glazed window to the front, coving, tiled flooring, radiator and door to the double garage.



UTILITY ROOM

LOUNGE (17'9 max x 14'7 max) Coal effect gas fire, double glazed windows and French doors to the rear garden, radiator and coving to the ceiling.



LOUNGE

CLOAKROOM Two piece suite comprising WC and wash hand basin. Frosted glazed window, radiator and tiled flooring.

BEDROOM 1 (12'4 x 12') Double glazed windows overlooking the rear garden, radiator, coving and door to the en-suite shower room.



BEDROOM 1

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EN-SUITE SHOWER ROOM (7' x 5'8) Three piece suite comprising shower cubicle, wash hand basin and WC. Frosted window, part tiled walls, tiled flooring, ceiling spotlights and heated towel rail.



EN-SUITE SHOWER ROOM

BEDROOM 2 (12' x 10'6) Double glazed window overlooking the rear garden, radiator, coving and loft access.



BEDROOM 2

BEDROOM 3 (9'3 x 8'8) Double glazed window to the side, radiator and coving.



BEDROOM 3

BEDROOM 4 (8'9 x 7'8) Double glazed window overlooking the rear garden, radiator and coving.

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BATHROOM (9' x 5'8) Three piece suite comprising waterfall shower over panelled bath, WC and wash hand basin. Frosted window, part tiled walls, tiled flooring, heated towel rail and ceiling spotlights.



BEDROOM 4



FAMILY BATHROOM

OUTSIDE To the front of the property is a low maintenance gravelled garden along with driveway parking leading up to double garage. To the rear of the property is a generous, private, landscaped garden incorporating lawn, well-established plants and shrubs, decked seating area with floral borders and gravel pathway leading down to a pergola, vegetable with fruit trees, garden shed and further seating area with stunning views over to Criffel. Gates providing pedestrian access to the front of the property.

DOUBLE GARAGE (18'6 max x 15'8 max) Power and water, multi fuel stove, combi boiler, frosted window and door to the rear garden.



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TENURE We are informed the tenure is Freehold.

COUNCIL TAX To be confirmed by the vendor.

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>		
(82+) A		
(81-91) B		86
(69-80) C	77	
(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	

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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