



3 THURSTON DRIVE | WIGTON | CUMBRIA | CA7 9EN

PRICE £175,000





SUMMARY

We love this immaculate modern terrace house, on an attractive new development right in the heart of Wigton with all the local amenities close at hand. This well proportioned stylish property will make a fantastic low maintenance first home or an investment purchase and includes an entrance hall, a useful ground floor WC, open plan living accommodation including living room with French doors and a contemporary kitchen/dining room, two first floor double bedrooms and stylish modern bathroom. There is an enclosed rear garden with gated access and two parking spaces to the front. This is definitely a property to view!

EPC band B

GROUND FLOOR ENTRANCE HALL

A composite front door leads into entrance hall, doors to kitchen, lounge and WC, stairs rising to first floor, radiator.

GROUND FLOOR WC

Low level WC, pedestal hand wash basin, radiator, vinyl flooring.

LIVING ROOM

A lovely open plan room with door to storage cupboard, radiator, uPVC French doors to garden, uPVC window to rear, opening into kitchen.

KITCHEN/DINING ROOM

Double glazed uPVC window to front, radiator, space for dining table and chairs. the kitchen area is fitted in a range of units at base and eye level in matt grey with integrated oven, hob and extractor over, one and a half bowl stainless steel sink with mixer tap, integrated fridge/freezer, opening from living room.

FIRST FLOOR LANDING

Doors to all rooms, loft access, door to cupboard housing boiler.

BEDROOM 1

Radiator, two double glazed uPVC windows to rear, door to built in storage cupboard.

BEDROOM 2

Two double glazed uPVC windows to front, radiator.

BATHROOM

Panelled bath with mixer tap and hand shower attachment, fitted shower screen, shaver point, hand wash basin with mixer tap, low level WC, chromed heated towel rail, vinyl flooring.

EXTERNALLY

The property has an enclosed rear garden which is mainly laid to lawn with a patio area. To the front there is parking for two vehicles with path to front door.

ADDITIONAL INFORMATION

To arrange a viewing or to contact the branch, please use the following:

Branch Address:
58 Lowther Street
Whitehaven
Cumbria
CA28 7DP
Tel: 01900 828600
cockermouth@lillingtons-estates.co.uk

Council Tax Band: B

Tenure: Freehold

Services: Mains water, gas and electric are connected, mains drainage

Fixtures & Fittings: Carpets, blinds, oven hob and extractor

Broadband type & speed: Standard 17Mbps/Superfast 80Mbps/Ultrafast 1000Mbps

Known mobile reception issues: None

Planning permission passed in the immediate area: None known

The property is not listed

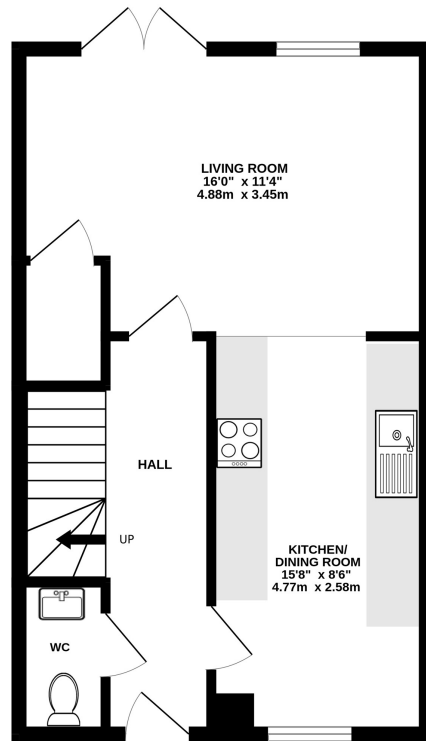
DIRECTIONS

From Cockermouth take the A595 towards Carlisle passing through Bothel and past Mealsgate and Bolton Low Houses. Take the left turn at Red Dial to Wigton and follow the road into the town, passing the petrol station on the right. Take the 2nd main turning on the right and follow this into Woolner Brook, the new estate. Turn right into Thurston Drive and the property will be located on the left hand side.

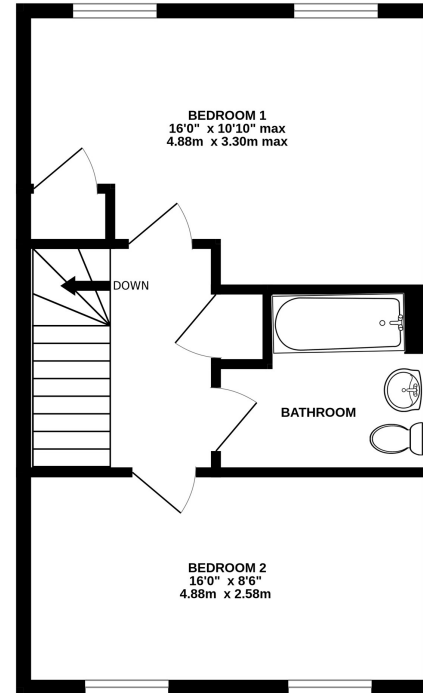




GROUND FLOOR
430 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 855 sq.ft. (79.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		95
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			