

# Cumbrian Properties

## Criffel View, West Road, Wigton



**Price Region £160,000**

**EPC-D**

Detached bungalow | Open rear aspect  
1/2 reception rooms | 2/3 bedrooms | 1 bathroom  
Low maintenance gardens | Parking & garage

01228 599940  
2 Lonsdale Street, Carlisle CA1 1DB

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)  
[properties@cumbrian-properties.co.uk](mailto:properties@cumbrian-properties.co.uk)

## 2/ CRIFFEL VIEW, WEST ROAD, WIGTON

A detached, two/three bedroom bungalow enjoying a lovely open aspect across the fields towards the fells, situated within walking distance of the town centre. The majority UPVC double glazed and gas heated accommodation briefly comprises entrance hall, lounge, dining kitchen, utility, two/three bedrooms, wet room, separate WC and cold store. Low maintenance front and rear gardens, off-road parking and garage. Sold with the benefit of no onward chain.

Wigton offers a variety of town centre facilities, primary and secondary schools, railway station, sports clubs, swimming baths and the town's bypass are all within easy reach. For those needing to commute, Carlisle and Cockermouth, with the more industrial centres of West Cumbria beyond, are both within 20 minutes' drive. The Solway coast & Lake district national park are both easily accessible.

The double glazed and heated accommodation with approximate measurements briefly comprises:

**UPVC double glazed door into entrance hall.**

**ENTRANCE HALL** Radiator and doors to lounge, dining kitchen and bedrooms.

**LOUNGE (11'5 excluding bay window x 10'8 max)** Gas fire, UPVC double glazed bay window to the front, window to the side and radiator.



LOUNGE

**DINING KITCHEN (14'7 excluding inner hall x 9')** A range of wall and base units with complementary worksurfaces and tiled splashbacks incorporating a stainless steel sink unit with mixer tap. Freestanding electric cooker with extractor hood above, integrated dishwasher, integrated fridge, wall mounted heater and original storage cupboards. Doors to utility, bedroom 3/reception room and larder. Gas combi boiler concealed behind unit (fitted approximately 2 years ago).



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**LARDER** Storage cupboard, shelving and UPVC double glazed frosted window.

**BEDROOM 3/ RECEPTION ROOM (11'5 x 9')** Wall mounted heater and UPVC double glazed patio doors to the rear garden enjoying lovely views across the open countryside towards the fells.



BEDROOM 3/RECEPTION ROOM

**UTILITY (9' x 8'9)** Base unit with worksurface incorporating a stainless steel sink unit, plumbing for washing machine, space for fridge freezer, radiator, tile effect vinyl flooring, UPVC double glazed window, door to wet room, door and step down to the rear hall and UPVC double glazed door to the rear garden.

**WET ROOM (8'9 x 4'9)** Three piece suite comprising shower, low level WC and vanity unit wash hand basin. Chrome towel rail radiator, mermaid board walls, panelled ceiling with spotlights, non-slip flooring and UPVC double glazed frosted window.



WET ROOM

**REAR HALL** Doors to WC and cold store.

**WC** White low level WC and frosted window.

**COLD STORE (8'8 x 5')** Window, power and light.

**BEDROOM 1 (10'6 max x 10' incorporating bay window)** UPVC double glazed bay window to the front, window to the side and radiator.

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BEDROOM 1



**BEDROOM 2 (11' max x 10'9 max)** UPVC double glazed window and radiator.



BEDROOM 2

**OUTSIDE** Low maintenance, walled front garden with side pathway leading to the low maintenance paved rear garden with raised flower border, stone chipped area providing off-road parking, access to the garage and store. The rear garden enjoys lovely views across the fields towards the distant fells. Vehicular access from the main road to the side of the property provides access to the garage and parking.

**GARAGE (17'5 x 11' approx.)** Up and over door, water, power and light.



REAR EXTERNAL



VIEW TO THE REAR