

Cumbrian Properties

8 Waver Lane, Wigton



Price Region £120,000

EPC-D

End terraced property | Popular residential area
1 reception room | 3 bedrooms | 1 bathroom
Front and rear gardens | Ideal first time buy

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2/ 8 WAVER LANE, WIGTON

A newly decorated and carpeted three bedroom end terraced property situated just outside the town centre of Wigton. The double glazed and gas central heated accommodation briefly comprises entrance hall, lounge with gas fire, good size dining kitchen with access to the rear garden, two double bedrooms, a single bedroom/office and three piece family bathroom. Low maintenance garden to the front and a generous rear garden which could be adapted to provide off street parking. Also at the rear there is communal residents parking available. This property would make an ideal first time buy or buy to let investment and is sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC door into entrance hall

ENTRANCE HALL Staircase to the first floor, radiator, coving to ceiling and door to lounge.



ENTRANCE HALL

LOUNGE (15' x 12' max) Pebble effect gas fire, double glazed window to the front, radiator, coving to ceiling and door to dining kitchen.



LOUNGE

DINING KITCHEN (18' x 9'9 max) Fitted kitchen incorporating an electric oven with four burner gas hob with extractor hood above. Plumbing for washing machine, space for tumble dryer, brick effect tiled splashbacks and stainless steel sink with mixer tap. Tiled flooring, understairs storage cupboard, radiator and double glazed window and UPVC door to the rear garden.

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DINING KITCHEN

FIRST FLOOR LANDING Loft access and doors to bedrooms and bathroom.



LANDING

BEDROOM 1 (12'5 x 10'5 max) Built in cupboard housing the gas boiler, radiator, coving and double glazed window to the front.



BEDROOM 1

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BEDROOM 2 (11'4 max x 9'7 max) Radiator, coving and double glazed window to rear.



BEDROOM 2

BEDROOM 3 (9'8 x 7') Radiator, coving and double glazed window to the front.



BEDROOM 3

BATHROOM (7' x 5') Three piece suite comprising of shower over panelled bath, WC and wash hand basin. Heated towel rail, part tiled walls, tile effect flooring and two double glazed frosted windows.



BATHROOM

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OUTSIDE To the front of the property there is a low maintenance lawned garden. Generous rear garden with lawn and flag stone patio which could be adapted to provide off street parking, if required. At the rear there is also communal residents parking available.



REAR GARDEN

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in tax band A

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.

