

# Cumbrian Properties

## 11 Mount Pleasant Gardens, Wigton



**Price Region £210,000**

**EPC-D**

Semi-detached bungalow | Cul-de-sac location  
1/2 reception rooms | 2/3 bedrooms | 1 bathroom  
Conservatory | Generous gardens, drive and 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/ 11 MOUNT PLEASANT GARDENS, WIGTON

A two / three bedroom semi-detached bungalow situated in a quiet cul-de-sac location with conservatory, generous gardens, drive and garage. The double glazed and gas central heated accommodation, which is in need of some modernisation, briefly comprises of entrance hall, lounge with gas fire, fitted kitchen leading into the conservatory with views over the garden, dining room/bedroom 3, shower room and two double bedrooms – both with fitted wardrobes. Generous rear garden mainly laid to stone chippings with flag stone patio, small garden to the front of the property with driveway parking for two vehicles leading up to the single garage. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC door into entrance hall

**ENTRANCE HALL** Doors to lounge, kitchen, bedrooms and bathroom. Loft access, coving to ceiling and radiator.



ENTRANCE HALL

**LOUNGE (13' max x 12'6 max)** Coal effect gas fire, double glazed window to the front, radiator, coving and ceiling rose.



LOUNGE

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**BEDROOM 1 (10'6 x 9'9 to fitted wardrobes)** A range of fitted wardrobes, double glazed window, radiator and coving to ceiling.



BEDROOM 1

**BEDROOM 2 (10'6 to fitted wardrobes x 7'10)** A range of fitted wardrobes, double glazed window to the rear, radiator and coving to ceiling.



BEDROOM 2

**SHOWER ROOM (6' x 5')** Four piece suite comprising of shower cubicle with electric shower, wash hand basin, WC and bidet. Tiled walls, radiator and double glazed frosted window.



SHOWER ROOM

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**KITCHEN (12'6 max x 9')** Fitted kitchen incorporating space for free standing cooker, stainless steel sink with mixer tap, tiled walls, radiator, double glazed window looking into the conservatory and PVC door to the conservatory. Door to dining room/bedroom 3.



KITCHEN

**DINING ROOM/BEDROOM 3 (14' x 7'6)** Double glazed window to the rear, radiator and coving to ceiling.



DINING ROOM / BEDROOM 3

**CONSERVATORY (10'9 x 9'3)** Double glazed windows and door to the rear garden, Perspex roof, plumbing for washing machine, space for tumble dryer, radiator, built in storage cupboard and electric heater.



CONSERVATORY

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**OUTSIDE** To the front of the property is a low maintenance shillied garden and block paved driveway providing off street parking for two vehicles leading up to the single garage. To the rear of the property is a generous garden mainly laid to stone chippings with mature trees and shrubs, a flag stone patio area and outside water tap.

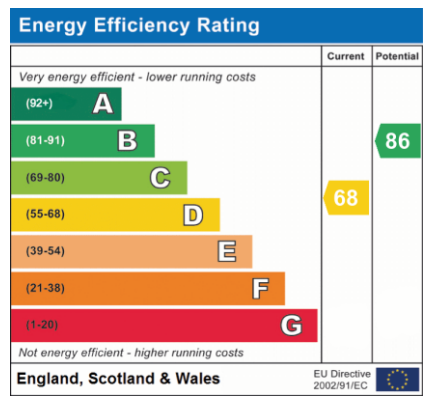


REAR GARDEN

**TENURE** We are informed the tenure is Freehold

**COUNCIL TAX** We are informed the property is in tax band B

**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.



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