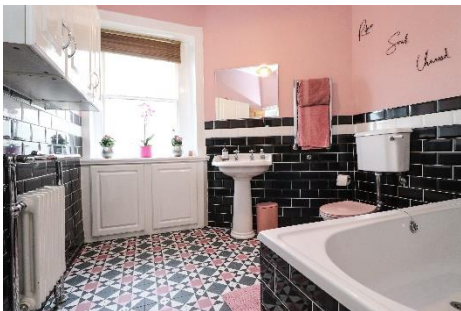


# Cumbrian Properties

31 West Street, Wigton



Price Region £132,000

EPC-

Terraced townhouse | Grade II listed  
2 reception rooms | 2 bedrooms | bathroom  
Market town location | Enclosed rear yard

01228 599940  
2 Lonsdale Street, Carlisle CA1 1DB

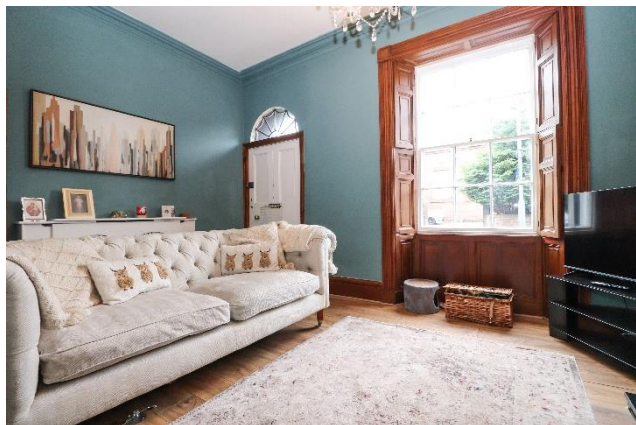
[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)  
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## 2/ 31 WEST STREET, WIGTON

This two double bedroom, Grade II listed, traditional townhouse is bursting with character and is set over four floors. Situated in the centre of the market town of Wigton close to all amenities, the property retains many original features including window shutters, original doors and is tastefully decorated throughout. The accommodation briefly comprises entry into a cosy lounge with a coal effect gas fire and sash window leading to a stylish modern kitchen with integrated appliances and access to the rear yard. The lower ground floor offers a spacious second reception room/utility which could be utilised as a games room, office or a quirky basement bar with an original decorative fireplace alongwith plumbing for washing machine and lots of storage. To the first floor is the master double bedroom with sash window and original shutters and a gorgeous spacious three piece bathroom with a stylish tiled flooring. To the second floor is a further double bedroom with velux window providing a light and airy space. Externally there is residents permit parking available to the front of the property and a low maintenance patio style yard to the rear. The property is a stones through to the local shops and supermarkets and would make an ideal first time buy or downsize.

The accommodation with approximate measurements briefly comprises:

**LOUNGE (14' max x 11' max)** Coal effect gas fire with wooden surround, sash window to the front of the property with original shutters, original coving, wood flooring and radiator. Staircase to the first floor and doorway to kitchen.



LOUNGE

3/ 31 WEST STREET, WIGTON

**KITCHEN (10'9 max x 10'3 max)** Fitted kitchen incorporating and electric oven and grill with four burner hob and extractor hood above, sink unit with mixer tap, integrated microwave and wall and base units with under counter lighting. Ceiling spotlights, radiator, sash window, wood effect flooring, door to rear yard and door to stairs leading down to the utility.



KITCHEN

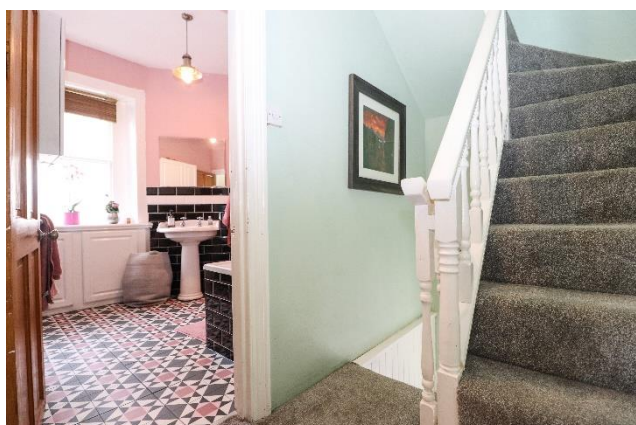
### **LOWER GROUND FLOOR**

**UTILITY ROOM (19'10 max x 12'6 max)** Original stone decorative open fireplace, ceiling spotlights, wood effect flooring, plumbing for washing machine and space for tumble dryer. Base units, cupboard housing the boiler, radiator and wood effect flooring.



UTILITY ROOM

**FIRST FLOOR** Half landing with sash window overlooking the rear garden. Landing with stairs to second floor and doors to Master bedroom and bathroom.



STAIRS TO SECOND FLOOR

4/ 31 WEST STREET, WIGTON

**BATHROOM (9'4 max x 9' max)** Three piece suite comprising of shower over panelled bath, WC and wash hand basin. Double glazed frosted sash window, brick effect tiled splashbacks, heated towel rail and tiled flooring.



BATHROOM

**MASTER BEDROOM (14' max x 11' max)** Sash window to the front with original shutters, wood flooring and radiator.



BEDROOM 1

## **SECOND FLOOR**

**BEDROOM 2/OFFICE (16'5 max to under eaves x 12' max)** Double glazed velux window, double glazed window to the side, wood effect flooring and radiator.



BEDROOM 2

5/ 31 WEST STREET, WIGTON

**OUTSIDE** To the rear of the property is a low maintenance patio yard with outside water tap and gate providing pedestrian access to the rear lane. Residents permit parking available to the front of the property.



REAR YARD

**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.

EPC TO FOLLOW

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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