

PKK

52 The Hawthorns, Wigton, Cumbria CA7 9LE

Fixed Price £232,500





LOCATION

Wigton is a thriving, historical market town lying just outside the Lake District National Park. The triangular market place was the centre of the medieval town, which received its market charter in 1262 and, on the site where the memorial fountain now is, stood a wooden market cross. Wigton is at the centre of the Solway plain, between the Caldbeck fells and the Solway coast.

PROPERTY DESCRIPTION

This modern detached bungalow has been superbly maintained and updated and is turn key ready for you to move in and thoroughly enjoy the benefit of!

With all new oak internal doors, LVT flooring, new combi boiler, landscaped gardens and a fantastic solid roofed sun room for enjoyment all year round you really could move in, sit down and relax for many happy years to come.

The accommodation is spacious and bright and offers a dining kitchen, large lounge, sun room, two double bedrooms, one of which is en-suite, plus an additional bathroom.

Outside there is driveway parking a detached garage and you are just a 20 minute stroll from the town centre.

There is always a great deal of interest in this well established development, with plenty of kerb appeal it is easy to see why so many would want to make it their top choice to move to The Hawthorns.

ACCOMMODATION

Entrance

Entrance is via a covered external porch with composite front door and glazed side panel leading into the hallway

Hallway

With LVT oak finish flooring, radiator, loft access hatch (the large loft space is boarded and has lighting), storage cupboard and doors leading off to:

Kitchen-Diner

4.00m x 3.02m (13' 1" x 9' 11")

With three double glazed windows to the front and side elevations, composite door to the side aspect. Fitted with a modern range of wood-effect finish wall and base units with laminated worktops, 1.5 bowl composite sink and drainer unit, space and plumbing for washing machine, integrated electric oven with four-ring gas hob, radiator, oak finish LVT flooring.

Bathroom

3.00m x 1.81m (9' 10" x 5' 11")

With double glazed window to the side elevation, oak finish LVT flooring and white three piece suite comprising bath, W.C. and pedestal wash-hand basin. Radiator, extractor fan and door leading into the airing cupboard, housing the wall mounted Baxi combi boiler.

Lounge

4.52m x 4.23m (14' 10" x 13' 11")

Half glazed oak door into the lounge. Radiator, electric fire with granite hearth and oak surround, double doors leading into the sun room

Sun Room

3.06m x 3.00m (10' 0" x 9' 10")

With inset spotlights to the ceiling, laminated flooring and French doors out to the rear garden.

Bedroom 1

4.00m x 3.20m (13' 1" x 10' 6")

Double bedroom with double glazed window the rear elevation, radiator. Door leading into the en-suite.

En-Suite

2.67m x 1.20m (8' 9" x 3' 11")

With double width walk in shower cubicle with power shower, pedestal wash-hand basin, WC, radiator, extractor and double glazed window to the side elevation.

Bedroom 2

3.44m x 2.76m (11' 3" x 9' 1")

Double bedroom with double glazed window to the front elevation, radiator.

EXTERNALLY

Driveway & Garage

Driveway parking is located behind the property.

Detached garage, with water, power and lighting.

5.52m x 2.70m (18' 1" x 8' 10")

With up and over door from the driveway and separate private pedestrian door to the side which leads into the rear garden of the property.

Gardens

To the front of the property there is a lawned garden with shrub planting and side access path to secure gated access to the rear garden.

The rear garden is landscaped with low maintenance patio and seating areas, the fence posts and panels were renewed 2 years ago.

The facias and soffits have all been recently renewed with UPVC.

ADDITIONAL INFORMATION

Tenure & EPC

Tenure - Freehold

EPC - D

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Naphens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

SERVICES

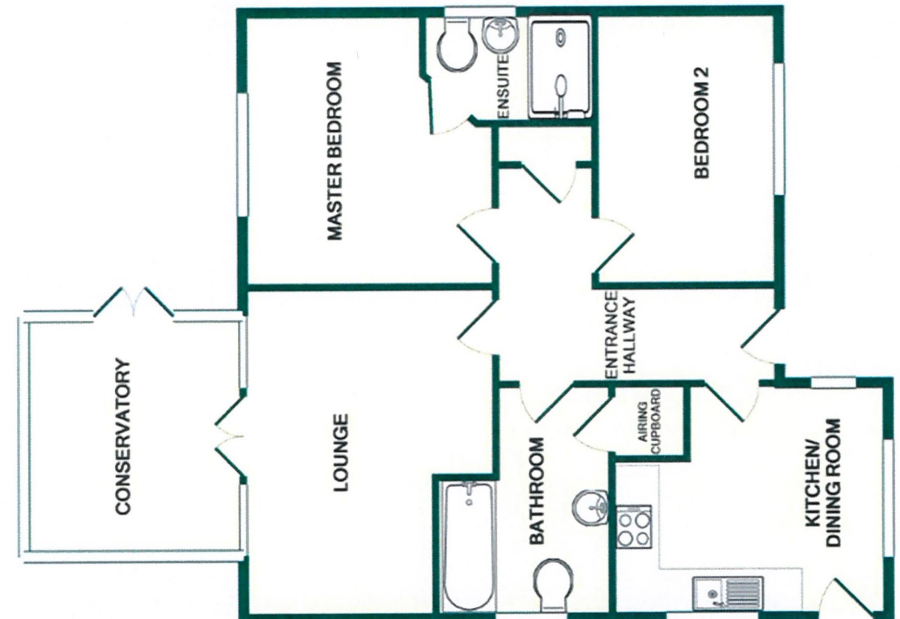
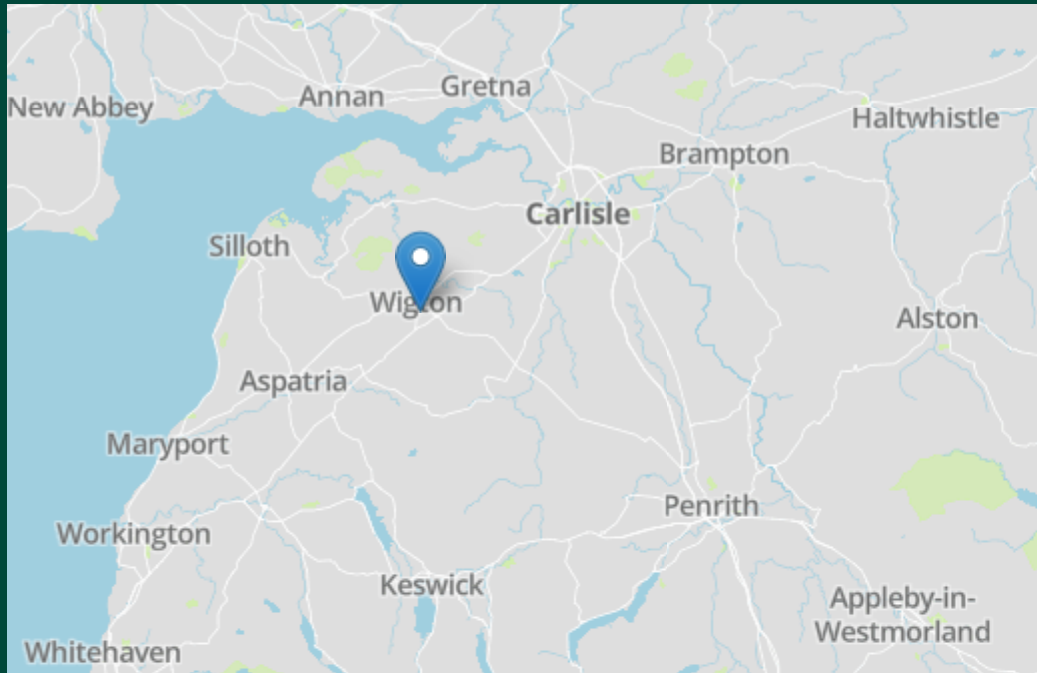
Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band C

Viewing: Through our Carlisle office, 01228 558 666.

Directions: 52 The Hawthorns can be located using the postcode CA7 9LE and identified by a PFK 'For Sale' board. Alternatively by using What3Words ///harps.urban.headers





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	68	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	