

Cumbrian Properties

72 Burnside, Wigton



Price Region £95,000

EPC-

Mid terraced property | Market town location
1 reception room | 3 bedrooms | 1 bathroom
Gardens | Open aspect | In need of modernisation

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

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A spacious three bedroom mid terraced property with low maintenance front and rear gardens and an open aspect, situated just on the outskirts of Wigton town centre. The double glazed and gas central heated accommodation, which does require some modernisation internally, briefly comprises of entrance hall, lounge with gas fire, good size dining kitchen with understairs storage cupboard and a rear lane with two brick built outhouses with power. To the first floor there are two double bedrooms, both with fitted storage, a single bedroom, bathroom and separate WC. Low maintenance shillied front garden and residents parking. Rear lawned garden with an open aspect. This property would make an ideal first time buy, buy to let investment or downsize and is sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

ENTRANCE HALL Staircase to the first floor, radiator, coving and wood effect flooring. Doors to lounge and dining kitchen.



ENTRANCE HALL

LOUNGE (13'10 max x 12'8 max) Gas fire set into a stone fireplace, double glazed window to the front, radiator and coving.



LOUNGE

DINING KITCHEN (15'8 max x 10'8 max) Fitted kitchen incorporating a free standing gas cooker, plumbing for washing machine and stainless steel sink with mixer tap. Understairs storage cupboard, radiator, wood effect flooring, coving and double glazed window overlooking the rear garden. Door to rear hallway.

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DINING KITCHEN

REAR HALLWAY Two brick built outhouses with power supply and UPVC door to the rear garden.



REAR HALLWAY

FIRST FLOOR LANDING Built in storage cupboard, loft access and doors to bedrooms, WC and bathroom.

BEDROOM 1 (13'10 max x 12'8 max) Double glazed window to the front, radiator and built in storage cupboard.



BEDROOM 1

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BEDROOM 2 (15' max x 9' max) Two double glazed windows overlooking the rear garden, radiator and built in storage cupboard housing the combi boiler.



BEDROOM 2

BEDROOM 3 (9' max x 8'3 max) Double glazed window to the front and radiator.



BEDROOM 3

BATHROOM (5'5 x 5') Panelled bath, vanity unit wash hand basin, double glazed frosted window, radiator, wood effect flooring and coving to ceiling.

WC Double glazed frosted window, WC, coving and wood effect flooring.



BATHROOM



WC

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OUTSIDE To the front of the property is a private shillied garden and residents parking. Low maintenance lawned rear garden with gate providing pedestrian access to the front via a shared lane. Outside water tap and enjoys an open aspect.



REAR GARDEN WITH OPEN ASPECT

TENURE We are informed the tenure is Freehold

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

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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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