

Cumbrian Properties

58 Springfields, Wigton



Price Region £260,000

EPC-C

Extended semi-detached | Corner plot
2 reception rooms | 4 bedrooms | 2 bathrooms
Gardens, drive & garage | No onward chain

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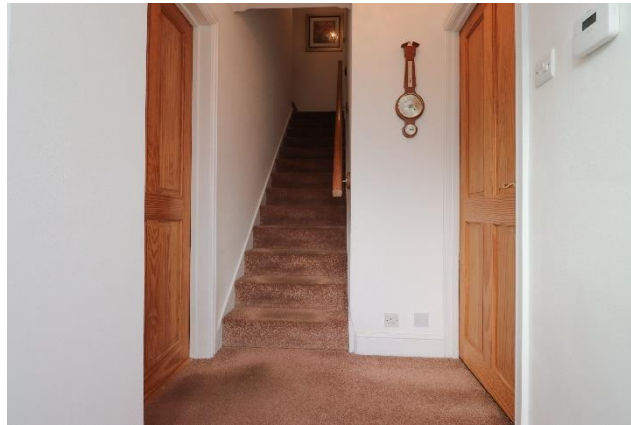
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This fantastic four double bedroom, two bathroom extended semi-detached property is situated on a generous corner plot and offers driveway parking for two vehicles, double garage and low maintenance gardens. Situated on the popular Springfields estate in Wigton, the property is neutrally decorated throughout and comprises of a spacious entrance hall, lounge with gas fire and glazed doors leading to the dining kitchen, sitting room, dining kitchen with Range cooker and patio doors to the rear garden, a separate utility room and a handy ground floor cloakroom. To the first floor there are four double bedrooms, en-suite shower room to the master, a four piece fully tiled family bathroom and access to a partially boarded loft providing plenty of storage space via a drop down ladder. Externally there are low maintenance lawned gardens to the front and rear along with pleasant seating areas, driveway parking for two vehicles and double garage with electric door. This property makes a fantastic family home and is sold with no onward chain. Wigton is a popular market town with excellent primary and secondary schools, doctors, shops and supermarkets and railway station. Just 10 minutes outside of Carlisle and a 15 minute drive to the seaside town of Silloth.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC door into a spacious entrance hall.

ENTRANCE HALL Doors to lounge and sitting room, staircase to the first floor, radiator, double glazed window and coving to ceiling.



ENTRANCE HALL

LOUNGE (13' max x 12'5 max) Coal effect gas fire (decorative purposes only), double glazed window to the front, radiator, coving to ceiling and glazed doors leading through to the dining kitchen.



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SITTING ROOM (15' max x 12'3 max) Double glazed windows to the front, radiator, ceiling spotlights, coving to ceiling, wood effect flooring and door to dining kitchen.



SITTING ROOM

DINING KITCHEN (22'9 max x 10'4 max) Fitted kitchen incorporating a Range style cooker with five burner gas hob and extractor hood above, tiled splashbacks and dishwasher. Ceiling spotlights, space for table and chairs, coving to ceiling, radiator, built in pantry and double glazed patio doors leading out to the rear garden. Door to utility, tile effect flooring and UPVC door to the rear garden.



DINING KITCHEN

UTILITY Plumbing for washing machine, double glazed window, radiator, wood effect flooring and door to cloakroom.

CLOAKROOM Two piece suite comprising of wash hand basin and WC. Tiled splashbacks, radiator, wood effect flooring and double glazed frosted window.



UTILITY



CLOAKROOM

FIRST FLOOR LANDING Doors to bedrooms and bathroom, coving to ceiling and access to a part boarded loft with lighting via a drop down ladder.

BEDROOM 1 (12'3 max x 10'7 max) Built in wardrobes, radiator, coving to ceiling and double glazed window to the front with views over the countryside. Door to en-suite.



BEDROOM 1

EN-SUITE SHOWER ROOM (7'8 x 5'9) Three piece suite comprising of walk-in shower cubicle, vanity unit wash hand basin and WC. Built in storage cupboard, tiled walls, radiator, tiled flooring, coving to ceiling and double glazed frosted window.



EN-SUITE SHOWER ROOM

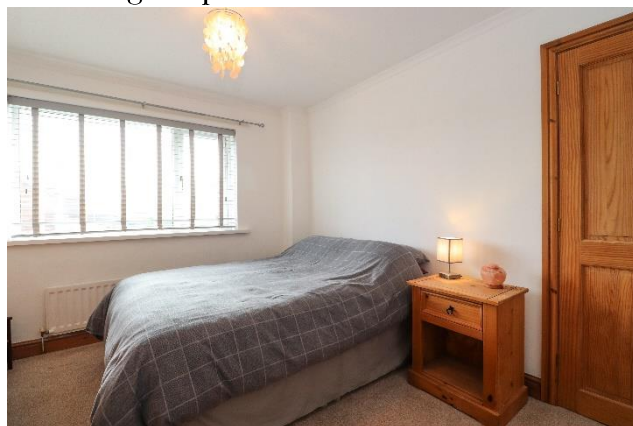
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BEDROOM 2 (10' max x 9'6 max) Double glazed window to the rear, radiator, wood effect flooring and coving to ceiling.



BEDROOM 2

BEDROOM 3 (11'6 x 9'9) Double glazed window to the front with views over the countryside, radiator, coving to ceiling and built in storage cupboard.



BEDROOM 3

BEDROOM 4 (10'6 x 9'3) Double glazed window to the rear, radiator and coving to ceiling.



BEDROOM 4

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FAMILY BATHROOM (9'9 x 6'9) Four piece suite comprising of panelled bath, corner shower cubicle, wash hand basin and WC. Tiled walls, radiator, coving to ceiling, tiled walls and double glazed frosted window.



BATHROOM

DOUBLE GARAGE (19'8 max x 12'8 max) With electric door, mezzanine storage, double glazed window and UPVC door to the garden.

OUTSIDE To the front of the property is a low maintenance lawned garden and a flag stone pathway leading to the rear. To the rear is a lawned garden and patio seating area along with access into the garage and gate providing access to the tarmac driveway providing off street parking for two vehicles.



GARDENS, DRIVE AND GARAGE

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.

