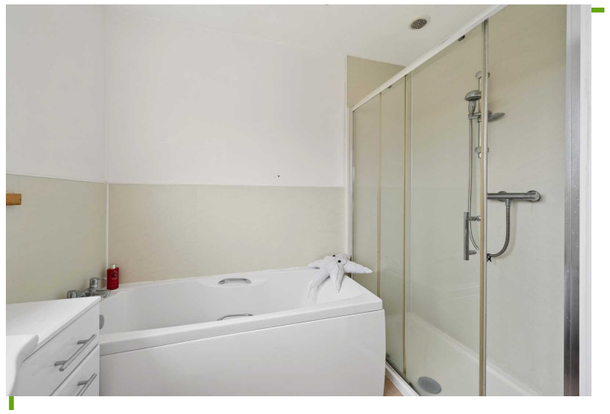
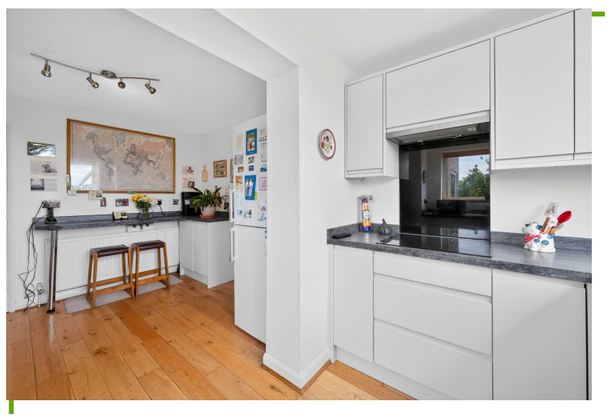
















Springfields, Wigton, Cumbria,
CA7

Asking Price: £280,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Springfields, Wigton, Cumbria, CA7

Asking Price: £280,000 Tenure: Freehold

Council Tax Band: D
EPC Rating: TBC
Local Authority: Cumberland Council, Allerdale

Other important information which you will need to know about this property can be found at your-move.co.uk

Deceptively spacious four bedroom detached family home located in a good plot on the popular Springfields estate. The property is in need of some modernisation but offers spacious accommodation throughout. To the ground floor is entrance hallway, w/c, living/dining room, kitchen, utility room and sun room. To the first floor are three double and one single bedrooms and family bathroom. Outside is drive, garage and good size gardens. Viewing is highly recommended.

Ground Floor

Entrance Porch
Handy entrance porch leading into the entrance hallway.

Entrance Hall
Good size entrance hallway currently being used as a office space.

W/C Cloakroom
2'11" x 4'11" (0.9m x 1.5m)
Ground floor w/c and wash hand basin.

Living Room
12'4" x 14'8" (3.76m x 4.47m)
Good size living room with large window allowing natural light to fill the room, having gas fire, feature fireplace and leads through to the dining room.

Dining Room
9'5" x 12'9" (2.87m x 3.89m)
Dining room with plenty of space for a eight seater dining table and doors leading out onto the rear garden.

Sun Room
7'8" x 15'9" (2.34m x 4.8m)
Sun room over looking the garden and having double doors leading outside.

Kitchen/Breakfast Room
10'5" x 16'8" (3.18m x 5.08m)
Kitchen with a range of modern fitted units, Neff induction hob, Neff double oven, breakfast bar and understairs pantry cupboard.

Inner Hallway
Inner hallway leading to the garage and utility room and having large built in storage cupboard.

Utility Room
6'4" x 12'11" (1.93m x 3.94m)
Large utility room with plumbing for washing machine, room for tumble dryer and additional storage and sink.

First Floor

Bedroom 1
9'7" x 12'4" (2.92m x 3.76m)
Primary bedroom with good size built in storage cupboard.

Bedroom 2
11'6" x 12'4" (3.5m x 3.76m)
Double bedroom with built in storage and lovely views over the rear to Skiddaw and the Lakeland Fells in the distance.

Family Bathroom
8'2" x 8'3" (2.5m x 2.51m)
Family bathroom with bath, separate shower cubicle, w/c and wash hand basin.

Bedroom 3
8'2" x 15'11" (2.5m x 4.85m)
Double bedroom with dual aspect and having stunning views over Skiddaw and the Lakeland Fells in the distance.

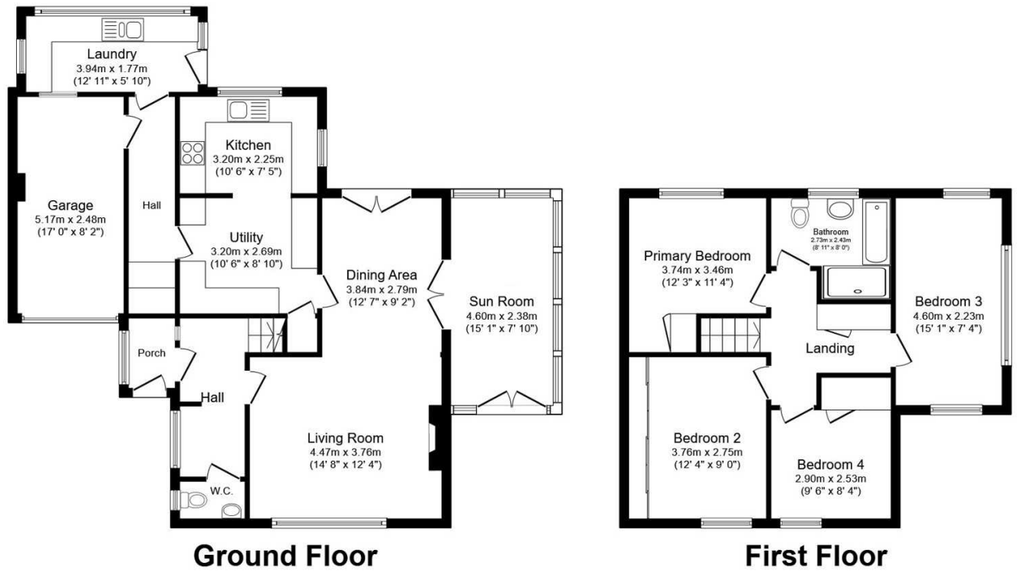
Bedroom 4
8'2" x 9'4" (2.5m x 2.84m)
Single bedroom with built in storage.

Garage
8'6" x 17'9" (2.6m x 5.4m)
Single garage with side door leading into the inner corridor.

Outside
The property is a lovely position on the estate with a large plot. To the front is drive for three cars and access to the garage. To the side is a patio area with steps leading down onto the lower lawn with established plants and shrubs and greenhouse. To the rear of the house is more gardens with lawn and established plants and shrubs.

Agents Notes
The property has double glazing and gas heating.

For full EPC please contact the branch.



Total floor area 149.0 sq.m. (1,604 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

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