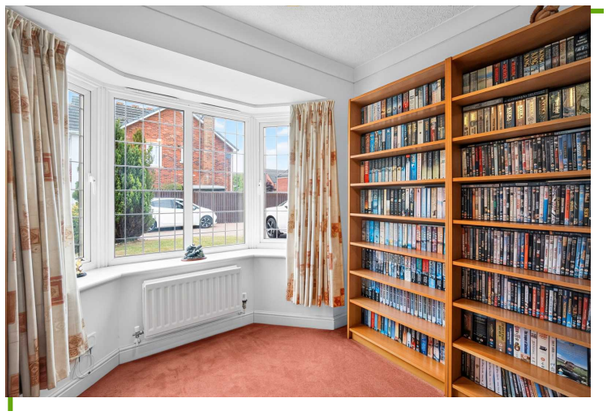


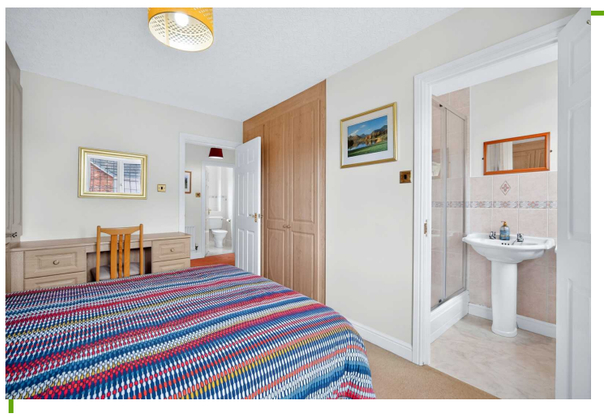


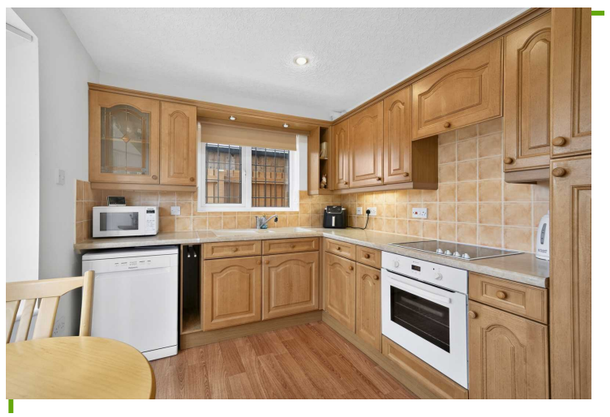












Scholars Green, Wigton, Cumbria,
CA7

Asking Price: £265,000

Tenure: Freehold

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your-move.co.uk

Scholars Green, Wigton, Cumbria, CA7

Asking Price: £265,000 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

NO ONWARD CHAIN. THREE BEDROOM DETACHED FAMILY HOME. Located on the popular Scholars Green estate this three bedroom detached family home has a great position backing onto the rugby fields behind. The property briefly comprises entrance hallway, dining room/snug, living room and kitchen/breakfast room to the ground floor. To the first floor are three bedrooms, ensuite shower room and family bathroom. Outside is drive and access to the garage at the front and to the rear is an enclosed...

Ground Floor

Entrance Hall
Welcoming you to this detached family home.

Living Room
11'3" x 14'1" (3.43m x 4.3m)
Spacious living room flooded with natural light, a perfect space to unwind or spend time with family or friends, having feature fireplace. Please note: The owner has made us aware that the gas fire is currently non operational.

Kitchen/Breakfast Room
11' x 11'9" (3.35m x 3.58m)
A bright a sociable kitchen/breakfast room that is perfect for everyday living, featuring a range of fitted units, electric hob, electric oven and double doors leading out into the rear garden.

Dining Room/Snug
8'6" x 10'10" (2.6m x 3.3m)
This second reception room is a versatile space which is currently used as a library but could equally be a dining room or snug.

Utility Area
Formally a w/c cloakroom but has now been converted to house a washing machine and offers additional storage.

First Floor

Bedroom 1
9'6" x 12'11" (2.9m x 3.94m)
Primary double bedroom offering built in storage and having ensuite shower room.

Ensuite Shower Room
4'11" x 7' (1.5m x 2.13m)
Ensuite shower room with shower cubicle, w/c and wash hand basin.

Bedroom 2
8'11" x 19'9" (2.72m x 6.02m)
Large second bedroom with dressing area and built in storage cupboards.

Bedroom 3
7' x 10'3" (2.13m x 3.12m)
Third bedroom which is currently being used a s a office but would be an ideal single bedroom with built in storage.

Bathroom
5'10" x 6'9" (1.78m x 2.06m)
Family bathroom with bath, w/c and wash hand basin.

Outside
To the front of the property is drive with parking for two cars and access to the garage. To the rear is a good size enclosed garden with lawn and established plants and shrubs.

Garage
7'9" x 16'8" (2.36m x 5.08m)
Single garage with additional side entrance also houses the boiler.

Agents Notes
The property is double glazed and has gas heating.
There are solar panels at the property that are owned right out. The current owner has made us aware that they received FIT payment of £1561.09 in 2025.

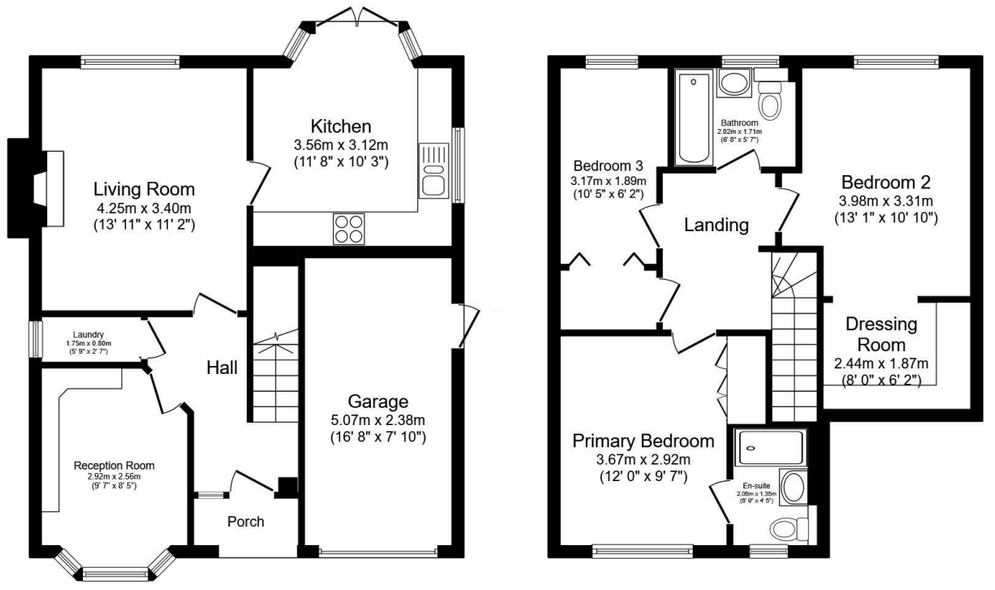
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All Measurements
All Measurements are Approximate.

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.

For full EPC please contact the branch.



Ground Floor **First Floor**

Total floor area 113.9 sq.m. (1,226 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). Plan produced for Your Move. Powered by www.focalagent.com

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