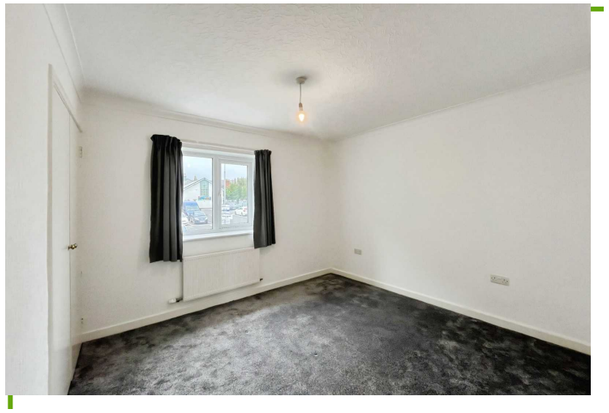


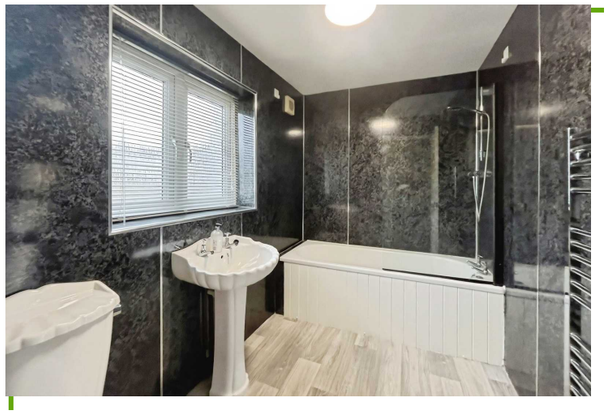


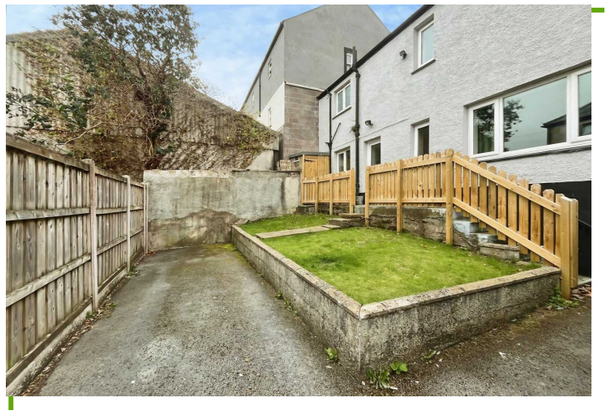












Water Street, Wigton, Cumbria,
CA7

Asking Price: £140,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Water Street, Wigton, Cumbria, CA7

Asking Price: £140,000 Tenure: Freehold

Council Tax Band: B
EPC Rating: C
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. SPACIOUS THREE BEDROOM HOME. Located in the heart of the market town of Wigton this deceptively spacious home is conveniently located for shops, schools and good transport links. The property offers, two reception rooms and kitchen to the ground floor. To the first floor are three bedrooms and bathroom. Outside is garden and parking for one car. The property has recently been rented out and was achieving a rental income of £800 PCM. Viewing is highly recommended.

Ground Floor

Entrance Hallway
Welcoming you to this deceptively spacious home, having large walk in storage cupboard.

Sitting Room
10'11" x 14'10" (3.33m x 4.52m)
Reception room with electric wall mounted fire and over looking the rear garden.

Living Room
12'11" x 14'9" (3.94m x 4.5m)
Second large reception room with electric wall mounted fire and located next to the kitchen has room for sofas and a dining table.

Kitchen
5'9" x 14'8" (1.75m x 4.47m)
Kitchen with a range of modern fitted units, electric hob, electric oven and walk in pantry cupboard.

First Floor

Bedroom 1
12'10" x 13'5" (3.9m x 4.1m)
Large double bedroom with two double built in storage cupboards, one of which houses the boiler.

Bedroom 2
10' x 10'11" (3.05m x 3.33m)
Second double bedroom with built in storage cupboard.

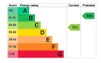
Bedroom 3
8' x 9' (2.44m x 2.74m)
Single bedroom or would be ideal as a home office, overlooks the rear garden.

Bathroom
6' x 9'2" (1.83m x 2.8m)
Bathroom with bath, shower over, w/c and wash hand basin.

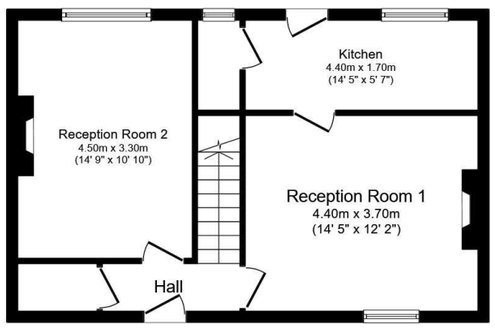
Outside
To the rear of the property are steps down from the back door to a lawn and off street parking for one car.

Agents Notes
The property is double glazed and has gas heating. The property is within a conservation area.

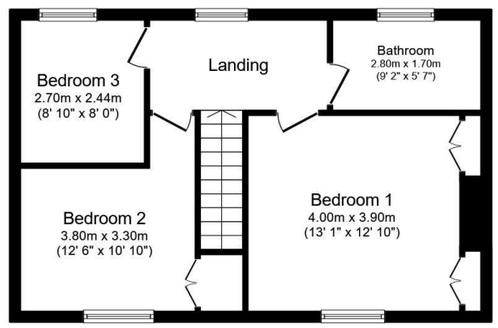
There is a right of way over the property at all times and for all purposes with or without vehicles (such right of way to be restricted to the use of private motor cars only).



For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 96.0 sq. m. (1,033 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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