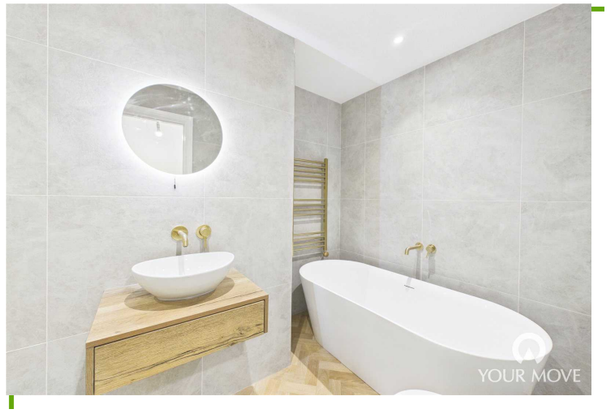
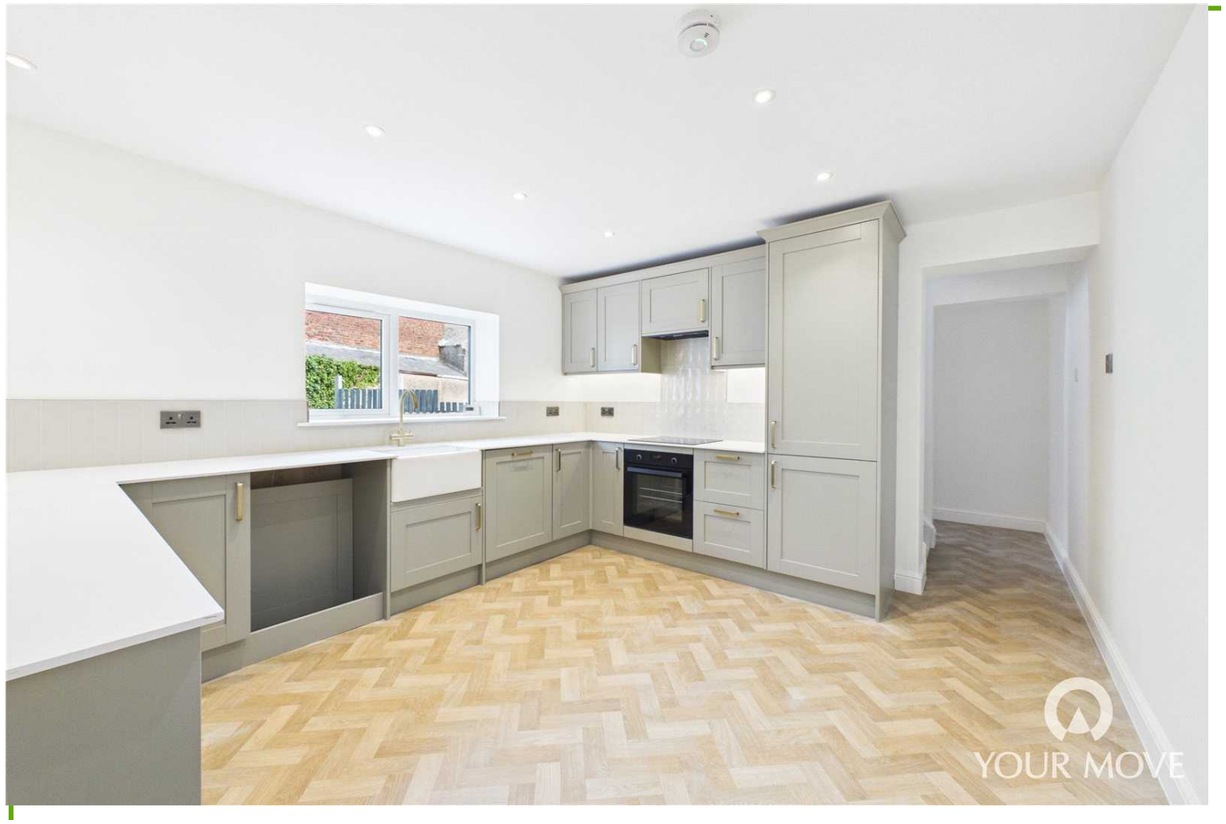
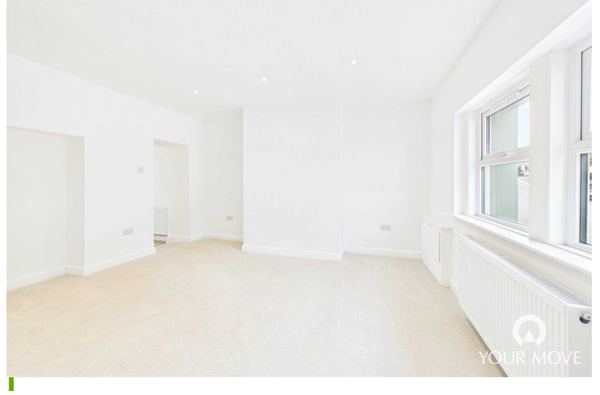
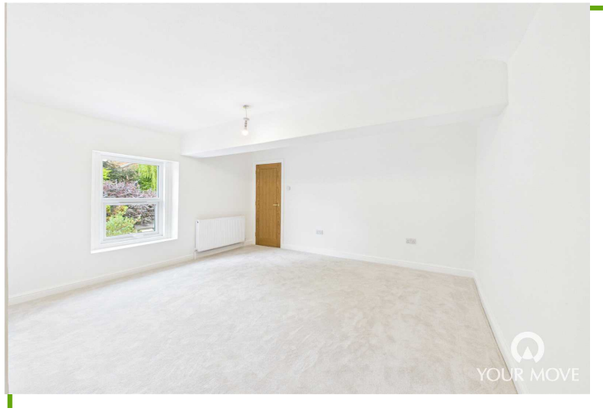


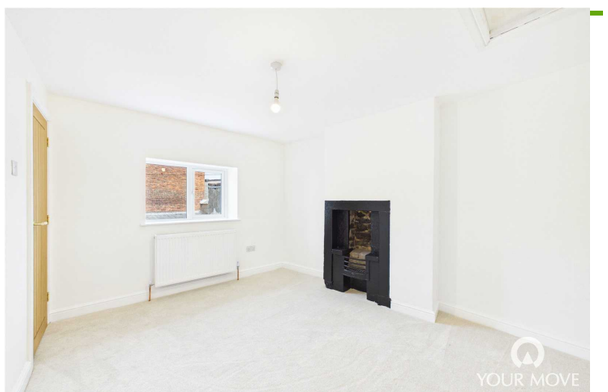


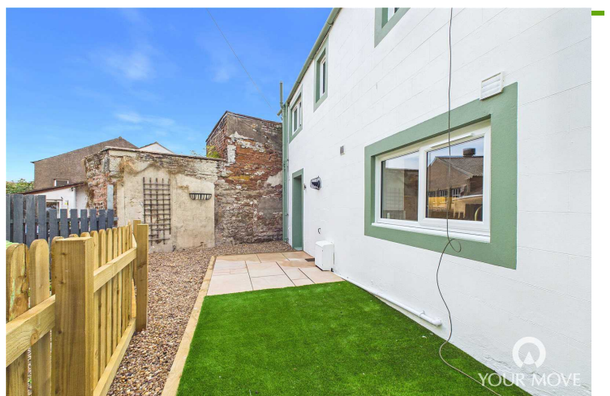












Proctors Square, Wigton, Cumbria, CA7

Asking Price: £210,000

Tenure: Freehold

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The Property Ombudsman

Proctors Square, Wigton, Cumbria, CA7

Asking Price: £210,000 Tenure: Freehold

Council Tax Band: A
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. IMMACULATE FOUR DOUBLE BEDROOM HOME. This four bedroom substantial home is located in the heart of the market town of Wigton, having been refurbished to a high standard is ready to move straight into. The accommodation comprises living room, kitchen/dining room, bathroom and four double bedrooms. Outside is a yard area with Astro turf and patio. Viewing is highly recommended.

Ground Floor

Entrance Hall
Welcoming you to this refurbished, substantial home having space for storage under the stairs.

Living Room
Light and airy living room with plenty of room for the whole family to sit and relax, stairs lead to the first floor.

Kitchen/Dining Room
Good size kitchen/dining room with new fitted units, Belfast style sink, electric hob, electric oven, integrated washing machine, fridge/freezer and room for a dining table.

Bathroom
Brand new bathroom with slipper bath, separate shower cubicle, w/c and wash hand basin.

Rear Hallway
Leading to the back door and stairs to the first floor and having handy understairs storage which houses the boiler.

Bedroom 1
Large double bedroom accessed via the stairs from the living room this generous room is a fantastic size for a primary bedroom.

Bedroom 2
Large double bedroom accessed via the stairs from the rear hallway this large double bedroom overlooks the garden.

Bedroom 3
Third double bedroom also accessed via the stairs from the rear hallway and overlooks the garden.

Bedroom 4
Forth double bedroom accessed via the stairs from the living room and having views of the church.

Outside
To the side of the property is an enclosed garden area with patio and Astro turf, plenty of space for a table and chairs.

Agents Notes
The property is double glazed and has gas heating.
The property has a flying freehold with bedroom 4 being located over the archway. Please check with your lender that the property would meet their requirements before proceeding. For a copy of the title plan please do not hesitate to contact the branch. The property is within a conservation area.

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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.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.