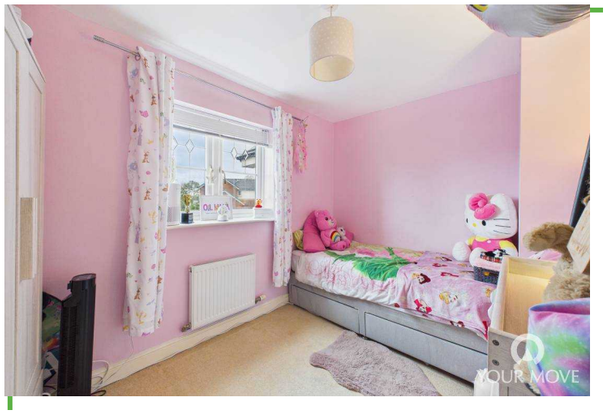
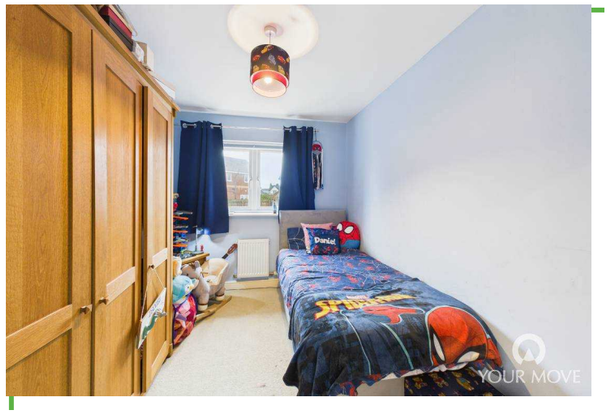
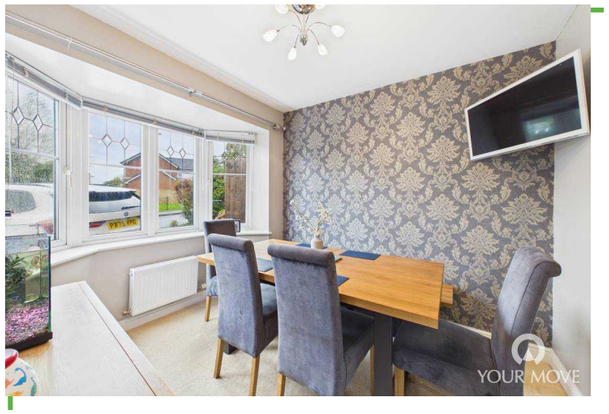
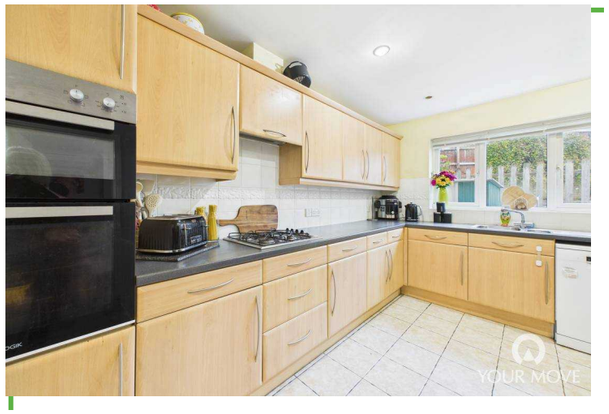
















Standingstone Heights, Wigton,
Cumbria, CA7

Asking Price: £300,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Standingstone Heights, Wigton, Cumbria, CA7

Asking Price: £300,000 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. FOUR BEDROOM DETACHED FAMILY HOME. Located on the popular Standingstone Heights this generous family home is not to be missed. Briefly comprising two reception rooms, kitchen, utility room and w/c cloakroom to the ground floor. To the first floor are four double bedrooms, family bathroom and ensuite shower room. Outside is an enclosed rear garden, drive and garage.

Ground Floor

Entrance Hall
Welcoming you to this spacious family home.

Dining Room
8'8" x 9'11" (2.64m x 3.02m)
Good size dining room or could be a second sitting room, ideal for teenagers with lovely bay window.

W/C Cloakroom
3'7" x 5'11" (1.1m x 1.8m)
Handy ground floor w/c cloakroom with w/c and wash hand basin.

Kitchen
10'2" x 13' (3.1m x 3.96m)
Kitchen with a range of fitted units, gas hob and electric double oven.

Utility Room
5'3" x 5'10" (1.6m x 1.78m)
Utility Room leading from the kitchen with plumbing for washing machine and access to the side of property.

Living Room
11'6" x 15'11" (3.5m x 4.85m)
Good size room with gas fire, feature fireplace and double doors leading out onto the rear garden.

First Floor

Bedroom 1
10'4" x 13'3" (3.15m x 4.04m)
Primary bedroom overlooking the front of the property and having ensuite shower room.

Ensuite Shower Room
5'1" x 5'9" (1.55m x 1.75m)
Ensuite shower room with shower cubicle, w/c and wash hand basin.

Bedroom 2
8'4" x 12'9" (2.54m x 3.89m)
Double bedroom overlooking the rear garden.

Bedroom 3
8'3" x 11' (2.51m x 3.35m)
Double bedroom overlooking the rear garden.

Bedroom 4
7'11" x 11'1" (2.41m x 3.38m)
Forth double bedroom overlooking the front of the property.

Family Bathroom
5' x 10'11" (1.52m x 3.33m)
Family bathroom with bath, shower over, w/c and wash hand basin.

Garage
8' x 15'11" (2.44m x 4.85m)
Currently being used as a play room and having the door boarded up but could easily be reinstated as a garage, having access door into the hallway and housing the boiler.

Outside
To the front of the property is drive with parking for two cars and access to the garage. To the rear is a tiered garden with patio area, steps up to the lawn and decked seating area.

Agents Notes
The property is double glazed and has gas heating.

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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.