



## George Street

Wigton, CA7 9PN

Offers In The Region Of £80,000



- Great investment opportunity - Sold with sitting tenant!
- Living room, kitchen
- Upstairs WC and downstairs shower room
- Close to Wigton town centre
- Council tax band - A

- Two bedroom terraced house
- Utility room
- Low maintenance front courtyard
- Ideal for first time buyer or investor
- Energy rating - D

# George Street

Wigton, CA7 9PN

## Offers In The Region Of



A great investment opportunity, a two bedroom terrace property to be sold with sitting tenant and returning an 8.25% gross yield. The current tenant is in a current AST and paying £550 per calendar month.

The accommodation briefly comprises living room, kitchen, utility room and shower room to the ground floor with landing, two bedrooms and WC upstairs. Externally the property has a low maintenance front courtyard. Double glazing and gas central heating throughout. EPC - D and Council Tax Band - A.

Being ideally situated and only a six minute walk from the historic market town of Wigton, which is less than half a mile to all the amenities this well established town has to offer, including; shops, supermarkets, schools and reliable public transport, along with easy access to the A595 & A596, to hopefully suit commuting requirements!

## Living Room

14'00" x 10'02" (4.27 x 3.10)

Double glazed window to the front aspect, feature fire, TV and telephone points and radiator. Stairs to the first floor. Measurements are to the maximum points

## Kitchen

14'00" x 6'07" (4.27 x 2.01)

Fitted kitchen with a range of base and wall units with complimentary worksurfaces and splashbacks above. Free standing gas cooker, space/plumbing for dishwasher, space for fridge freezer. One bowl stainless steel sink with mixer tap. Double glazed window and radiator. Door to the utility room.

## Utility Room

6'09" x 5'02" (2.06 x 1.57)

Plumbing for washing machine. External door to the front courtyard, door to the shower room. Skylight.

## Shower Room

6'9" x 3'1" (2.06 x 0.94)

Fully tiled shower room comprising shower enclosure and wash hand basin. Chrome towel rail.

## Landing

Stairs up from the ground floor with double glazed window on the stairs. Doors to two bedrooms and upstairs WC.

## Bedroom One

10'3" x 9'10" (3.12 x 3.00)

Double bedroom with built in wardrobes and over stairs storage cupboard. Double glazed window and radiator.

## Bedroom Two

11'03" x 6'05" (3.43 x 1.96)

Single bedroom complete with double glazed window and radiator. Loft access hatch.

## WC

WC and extractor fan.

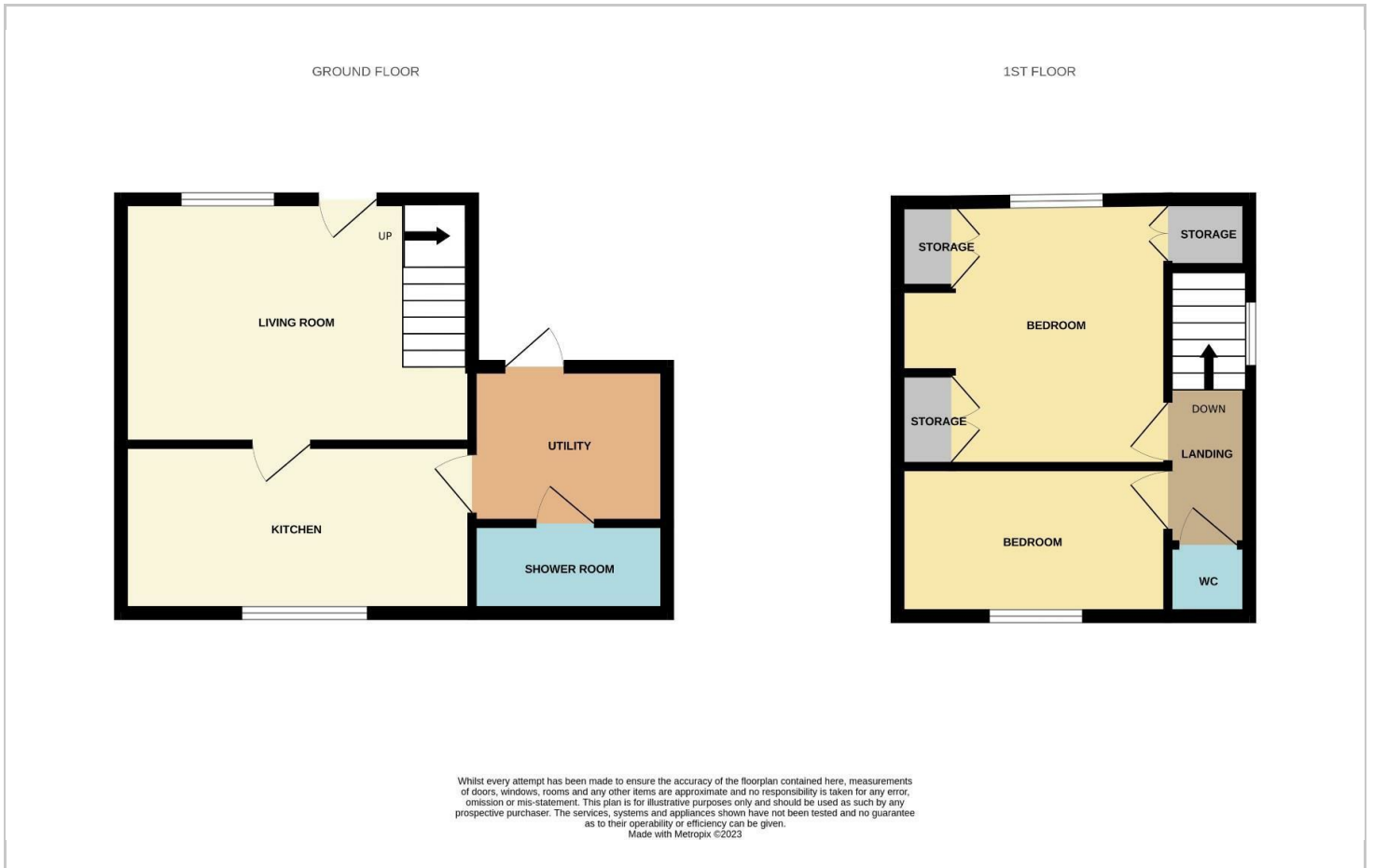
## External

Low maintenance front courtyard with storage cupboard and gate access to the street.

## What3Words

For the location of this property please visit the [What 3 Words App](https://www.what3words.com/) and enter - bedrock.bulldozer.thumps

# Floorplan



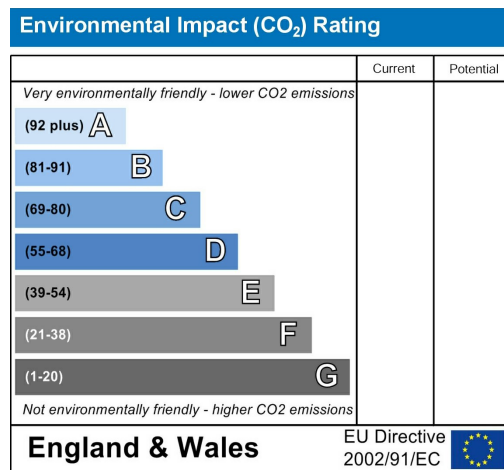
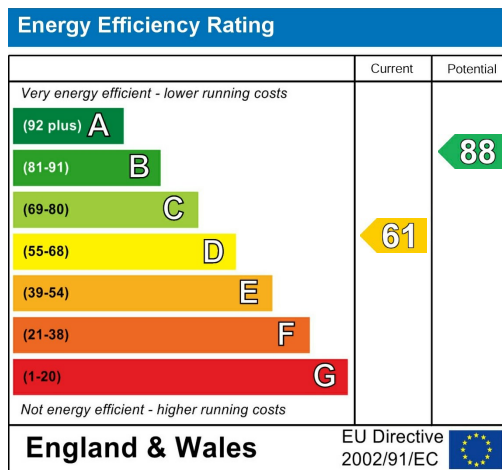
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023







## Energy Efficiency Graph



## Viewing

Please contact our Hunters Carlisle Lettings Office on 01228 580913 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR

Tel: 01228 580913 Email:

carlisle.lettings@hunters.com <https://www.hunters.com>

