



Kirkland Fold, Wigton

- Modern detached family house
- Master bedroom with en-suite shower room
- First floor family bathroom
- On site parking and a garage
- Energy Rating C

- Popular development in a convenient location
- Two further bedrooms
- Front and rear gardens
- Viewing highly recommended
- Council tax band C

£220,000

Tenure: Freehold

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Kirkland Fold, Wigton

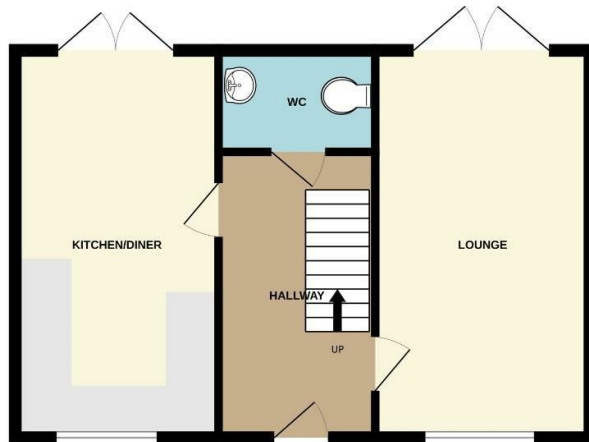
DESCRIPTION

A lovely presented, modern detached family house situated within the popular Kirkland Fold development. The accommodation briefly comprises; entrance hall, WC, through lounge and dining kitchen with French doors out to the rear garden, to the first floor is a master bedroom with an ensuite shower room, 2 further bedrooms and a family bathroom. Outside there are gardens, on site parking and a garage. Double glazing and central heating throughout. Viewing is highly recommended to appreciate.

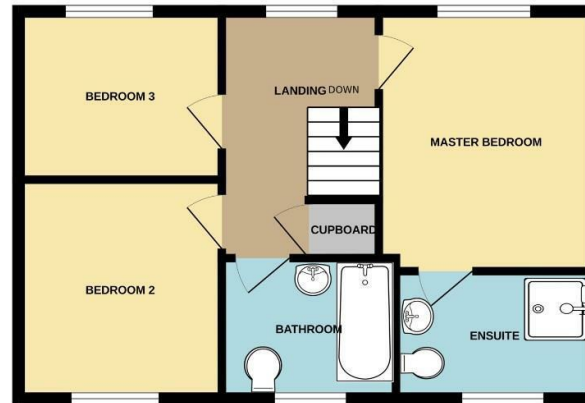
Wigton is approximately 12 miles from Carlisle. The market town itself boasts fantastic amenities including shops, supermarkets, pubs, reputable primary and secondary schools and a train station. The convenience of the location is excellent, the A595 can be reached within minutes providing direct access either toward Carlisle with the M6 motorway or toward West Cumbria including the A66 and the Lake District National Park.



GROUND FLOOR



1ST FLOOR



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.
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Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR
Tel: 01228 584249 Email: centralhub@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		88	(92 plus) A
(81-91) B			(81-91) B
(69-80) C	78		(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

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

