



Grange Gardens

Wigton, CA7 9DH

Guide Price £260,000



- Deceptively Spacious Detached Bungalow
- Bright & Airy Ambiance
- Dining Kitchen with Adjoining Porch/Utility Area
- Four-Piece Bathroom
- Gated Driveway plus Attached Garage

- Excellent Opportunity to Make your Dream Home
- Spacious Living Room with Front Aspect Window
- Two Double Bedrooms
- Excellent Mature Wrap-Around Gardens
- EPC - D

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NO CHAIN - A fantastic opportunity to acquire a deceptively spacious detached bungalow, tucked away in a peaceful cul-de-sac within a desirable area to the North of Wigton. While the property would benefit from some modernisation, it presents an exciting chance for its new owner to personalize and create their dream home. Inside, the bungalow boasts a bright and airy ambiance, featuring a generously sized living room, a well-proportioned dining kitchen, and two double bedrooms, both complete with large wardrobes. Storage is plentiful throughout, with multiple cupboards, a large loft space, and an attached single garage, providing additional convenience and sheltered parking. Parking is a dream, with a double gated driveway there is ample space for multiple vehicles. Surrounding the property, mature gardens wrap around, offering a tranquil outdoor retreat, perfect for relaxation or entertaining. This delightful bungalow is ideal for those looking to downsize or seeking the ease of single-level living. Viewing is highly recommended to truly appreciate everything this home has to offer!

The accommodation, which has gas central heating and majority double glazing, briefly comprises an entrance porch, entrance hall, living room, dining kitchen, side porch/utility, inner hall, two double bedrooms, bathroom and a WC/cloakroom internally. Externally there is an attached single garage, off-road parking and gardens to the front, side and rear. EPC - D and Council Tax Band - C.

Grange Gardens is a popular residential location to the North of Wigton town centre. 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:

ENTRANCE PORCH

Entrance door from the front, internal door to the entrance hall, tiled flooring and a double glazed window to the front aspect.

ENTRANCE HALL

Internal doors to the living room and WC/cloakroom, radiator and a large built-in cupboard/store.

LIVING ROOM

Double glazed window to the front aspect, radiator, gas fire, internal sliding door to the dining kitchen and an internal door to the inner hall.

DINING KITCHEN

Kitchen Area:

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Freestanding electric cooker, one and a half bowl stainless steel sink with mixer tap, under-counter fridge, under-counter freezer, two built-in cupboards, internal doors to the inner hall and side porch/utility, radiator and a double glazed window to the side aspect.

Dining Area:

Double glazed window to the front aspect and a double glazed window to the side aspect.

SIDE PORCH/UTILITY

Plumbing for a washing machine, two double glazed windows and an external door to the side elevation.

INNER HALL

Internal doors to two bedrooms and bathroom, and a loft-access point. The loft benefits a pull-down ladder, boarding and lighting.

BEDROOM ONE

Double glazed window to the rear aspect, radiator, built-in cupboard housing the water cylinder, built-in wardrobe with double sliding doors and a further large freestanding wardrobe.

BEDROOM TWO

Double glazed window to the rear aspect, radiator and a large freestanding wardrobe with matching bedside cabinets.

BATHROOM

Four piece suite comprising a WC, vanity wash hand basin, bath and shower enclosure with mains shower. Fully-tiled walls, radiator and an obscured double glazed window.

WC/CLOAKROOM

Two piece suite comprising a WC and pedestal wash hand basin. Part-tiled walls, radiator and two obscured single glazed windows.

EXTERNAL:

Front Garden & Driveway:

A large driveway allowing off-road parking for two/three vehicles, with double metal gates to the pavement. There is access into the entrance porch and the attached garage from the driveway, along with an access pathway to the side of the garage to the rear garden along with access to the front garden. The front garden is predominantly lawned, benefitting from mature trees and shrubs to the borders. There is a paved seating area to the side of the property, which allows access into the side porch/utility.

Rear Garden:

The rear garden includes a large paved seating area, three areas of lawn (two of which have previously been used as vegetable patches) a large greenhouse and four timber sheds/stores.

ATTACHED GARAGE

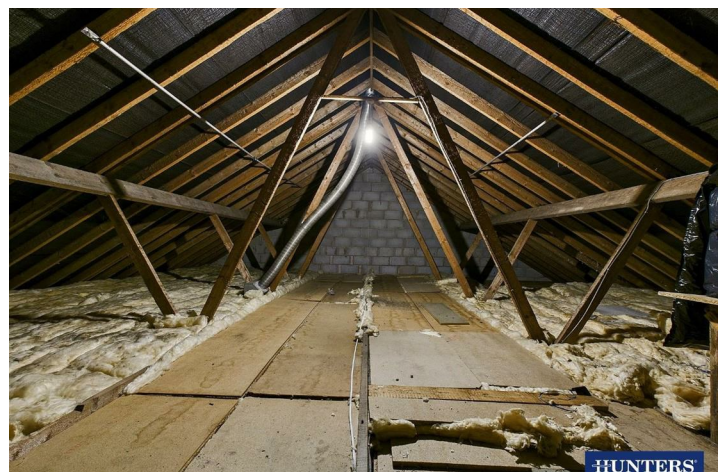
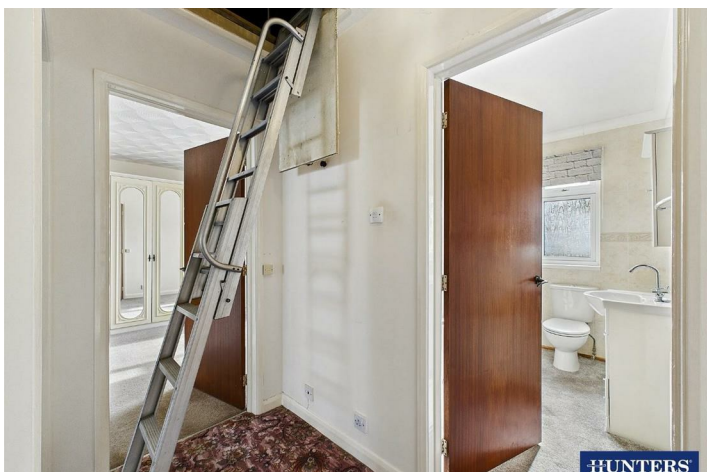
Manual up and over garage door, power, lighting, cold-water tap, wall-mounted gas boiler and a double glazed window.

WHAT3WORDS

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

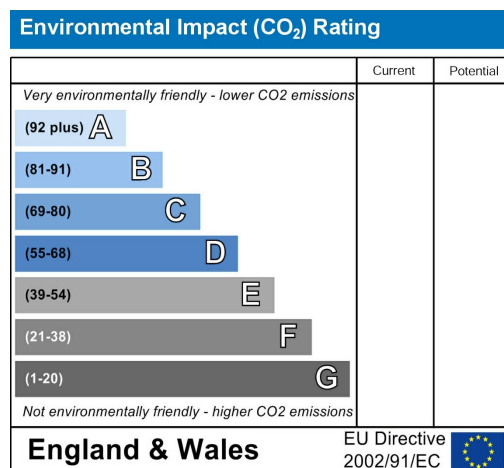
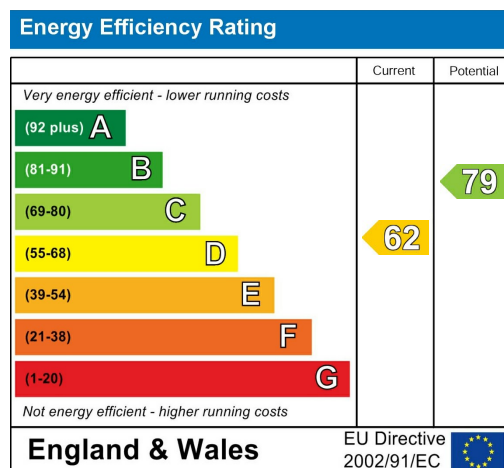
Floorplan







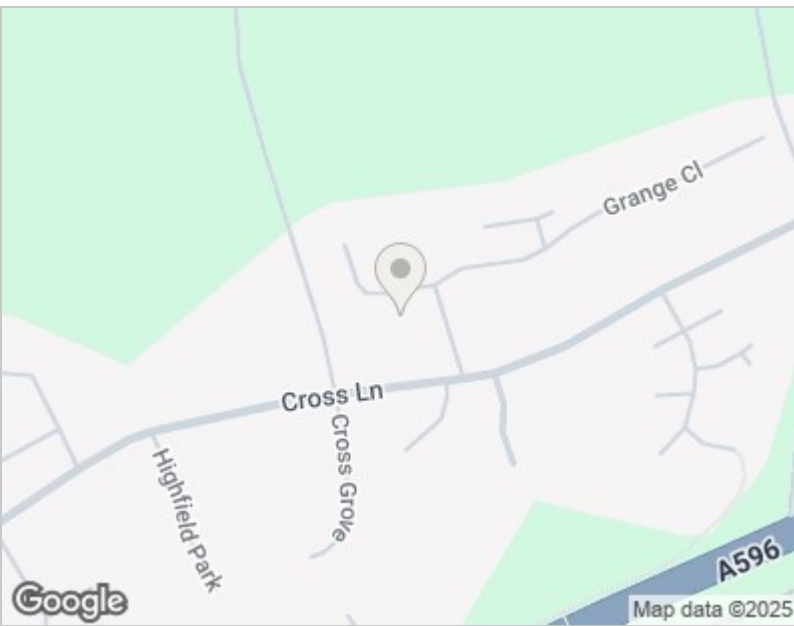
Energy Efficiency Graph



Viewing

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

Road Map



Hybrid Map



HUNTERS
HERE TO GET YOU THERE



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