



## Skiddaw Terrace

Fletchertown, Wigton, CA7 1BJ

Guide Price £105,000



- No Onward Chain
- Tucked Away within Fletchertown on a Traditional Terrace
- Three Bedrooms
- Front Garden & Enclosed Rear Yard with Outbuildings
- Ideal for First Time Buyers, Young Families & Downsizers
- End of Terrace House
- Open Plan Living, Dining & Kitchen
- Downstairs Bathroom
- On-Street Parking
- EPC - E

# Skiddaw Terrace

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Offered to the market with no ongoing chain is this three bedroom end terrace house with garden and yard. The property offers well proportioned accommodation internally including an open-plan living, dining & kitchen which truly makes an excellent space for living and entertaining. Three bedrooms occupy the first floor which will be appealing to first time buyers, families and downsizers. Stepping outside, a generous lawned front garden is a great space for outdoor entertaining and for convenience, a yard with two outbuildings to the rear. A viewing is truly imperative to appreciate this excellent property.

The accommodation, which has central heating via back boiler and double glazing throughout, briefly comprises an entrance hall, open plan living dining & kitchen, rear hall and bathroom to the ground floor with a landing and three bedrooms to the first floor. Externally there is a garden to the front and an enclosed rear yard with two outbuildings. On-street parking available within Fletcher town. EPC - E and Council Tax Band - A.

Fletcher town is a peaceful semi-rural village, ideally positioned between the larger towns of Wigton and Cockermouth. The village itself offers a welcoming community atmosphere with a local community centre, while a wider range of shops, supermarkets, schools, bars and restaurants can be found in the nearby towns. Excellent transport links are close at hand, with the A595 and A596 providing easy connections across North, West and South Cumbria, along with convenient access to the A66 and M6 motorway. For those who enjoy the outdoors, both the Lake District National Park and the Solway Coast are just a short drive away, offering miles of stunning walks and breathtaking scenery.

## ENTRANCE HALL

Entrance door from the front and an internal door to the living area.

## OPEN PLAN LIVING, DINING & KITCHEN

Living Area:

Double glazed window to the front aspect, radiator and a wall-mounted fire with back boiler.

Kitchen & Dining Area:

Fitted base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated electric oven, electric hob extractor fan, space for a fridge freezer, space and plumbing for a washing machine, one bowl ceramic sink with mixer tap, radiator, under-stairs cupboard with lighting internally, double glazed window to the rear aspect and an internal door to the rear hall.

## REAR HALL

External door to the rear yard, internal door to the bathroom and stairs to the first floor landing.

## BATHROOM

Three piece suite comprising a WC, pedestal wash hand basin and bath with shower over. Part tiled walls, tiled flooring, radiator and an obscured double glazed window.

## LANDING

Stairs up from the ground floor, internal doors to three bedrooms, loft access point and a built-in cupboard housing the water cylinder.

## BEDROOM ONE

Double glazed window to the rear aspect, radiator and a built-in cupboard.

## BEDROOM TWO

Double glazed window to the rear aspect and radiator.

## BEDROOM THREE

Double glazed window to the rear aspect and radiator.

## EXTERNAL

Front Garden:

To the front of the property is a lawned garden with

a timber garden shed. Shared access pathway across the front of the property to the neighbouring properties.

Rear Yard:

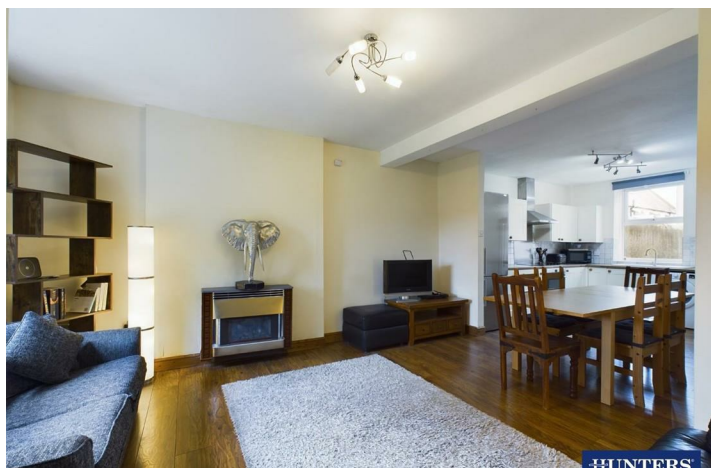
Low-maintenance and enclosed yard benefitting two attached outhouses and an access gate to the rear lane.

## WHAT3WORDS

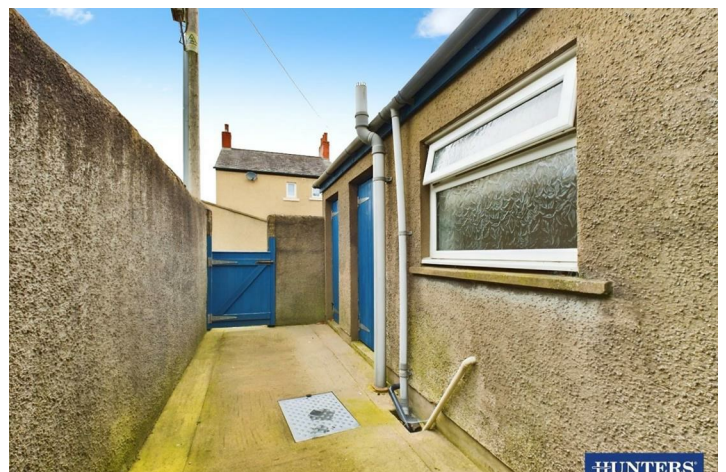
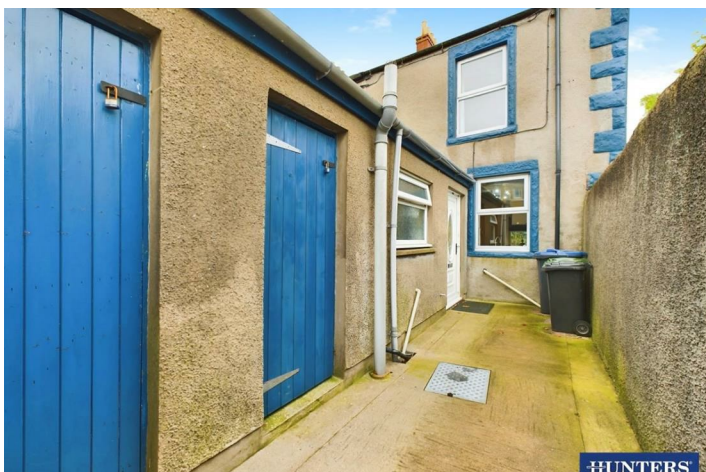
For the location of this property please visit the [What 3 Words App](https://www.what3words.com/happily.workbench.cooked) and enter - happily.workbench.cooked



## Floorplan



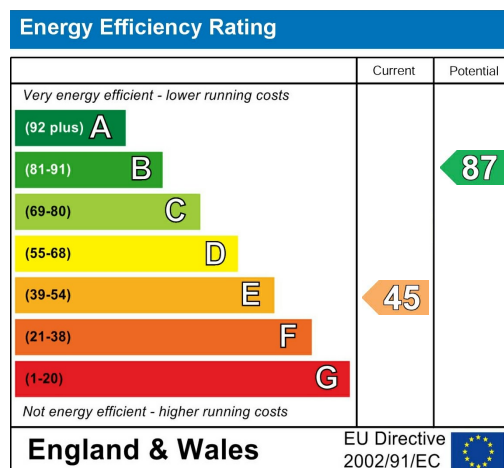








## Energy Efficiency Graph

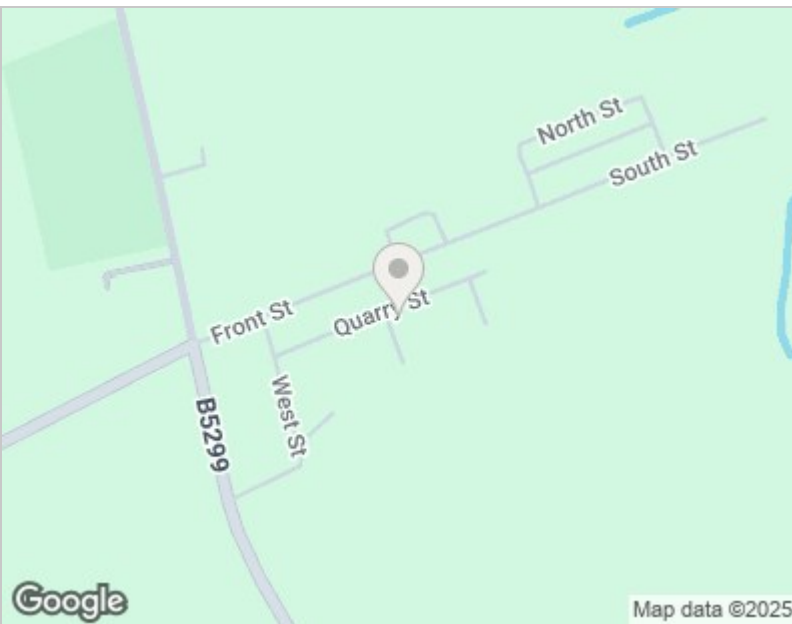


## Viewing

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

Tel: 01228 584249



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.

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