



## North Street

Fletchertown, Wigton, CA7 1BP

Offers Over £140,000



- Deceptively Spacious End of Terrace Home
- Lovely Front Outlook over the Countryside towards the Solway Coast
- Modern Kitchen with Breakfast Bar & Adjoining Utility Room
- Stylish Family Bathroom
- Enclosed Rear Yard with Timber Summerhouse
- Popular Village of Fletchertown
- Living Room with Multi-Fuel Stove
- Two Bedrooms Plus Attic Room
- Generous Front Garden plus Off-Street Parking for Two/Three Vehicles
- EPC - D

# North Street

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Set on the outskirts of the welcoming village of Fletcherstown, this deceptively spacious end-terrace home combines modern style with countryside charm, boasting open-field views with the Solway Coast as a backdrop. Inside, the inviting living room with its multi-fuel stove creates a perfect space to relax, while the stylish kitchen with breakfast bar and adjoining utility room makes everyday life both practical and elegant. The home offers two bedrooms and a contemporary family bathroom on the first floor, whilst a versatile attic room occupies the second floor, ideal as a home office, hobby space, or guest room. Outside, the generous front garden with lawn and decking is perfect for children, entertaining, or relaxing, while the enclosed rear yard with timber summerhouse provides a private retreat for sheltered outdoor dining or quiet enjoyment. To the front, there is also off-street parking for two to three vehicles, ensuring convenience for all buyers. With its blend of charm, space, and attractive setting, this is a property not to be missed.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises an entrance hall, living room, kitchen and utility room to the ground floor with a landing, two bedrooms and bathroom to the first floor and an attic room to the second floor. Externally there is a yard with summerhouse to the rear and a garden with off-street parking to the front. EPC - D and Council Tax Band - A.

Fletcherstown 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.

## GROUND FLOOR:

### ENTRANCE HALL

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

### LIVING ROOM

Double glazed window to the front aspect, radiator, fireplace with inset multi-fuel stove, timber mantle and stone hearth, and an internal door to the stairs/kitchen.

### KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated electric oven, electric hob, extractor unit, integrated dishwasher, space for a fridge freezer, one bowl sink with mixer tap, radiator, recessed spotlights, plinth-lighting, under-stairs cupboard, internal door to the utility room and a double glazed window to the rear aspect.

### UTILITY ROOM

Fitted base and wall units with worksurface and tiled splashbacks above. Space and plumbing for a washing machine, space for a tumble drier, one bowl stainless steel sink with mixer tap, wall-mounted and enclosed gas boiler, radiator, recessed spotlights, external door to the rear yard and a double glazed window to the rear aspect.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor, internal doors to two bedrooms and bathroom, and a further staircase up to the second floor attic room.

### BEDROOM ONE

Double glazed window to the front aspect, and a radiator.

### BEDROOM TWO

Double glazed window to the rear aspect, and a radiator.

## BATHROOM

Three piece suite comprising a WC, pedestal wash basin and P-shaped bath benefitting a mains shower with rainfall shower head. Fully-tiled walls, tiled flooring, chrome towel radiator, recessed spotlights and an extractor fan.

## SECOND FLOOR:

### ATTIC ROOM

Stairs up from the first floor landing, double glazed window to the side aspect, double glazed Velux window, radiator and two eaves-access points.

### EXTERNAL:

Front Garden & Parking:

To the front of the property is a divorced area of garden and parking separated from the property via a shared access road. The parking area allows for off-street parking for 2/3 vehicles along with the garden area that includes decking and lawn.

Rear Yard:

To the rear of the property is an enclosed yard with gate to the rear lane. Within the rear yard is a timber summerhouse which includes power internally.

### WHAT3WORDS:

For the location of this property, please visit the [What 3 Words App](https://www.what3words.com/) and enter - demoted.stretcher.thus

### AML DISCLOSURE:

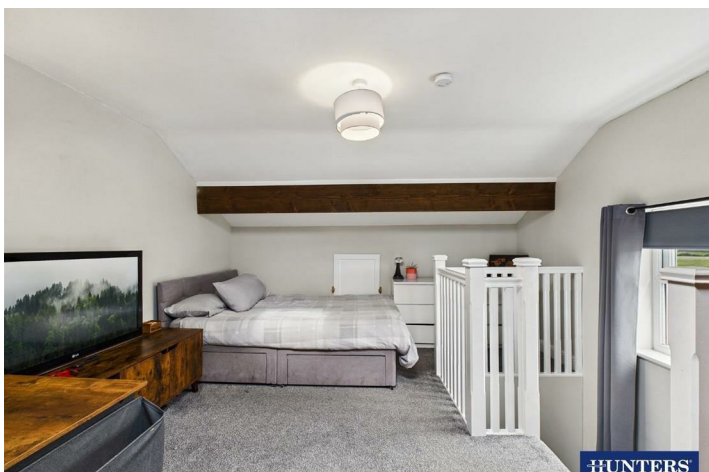
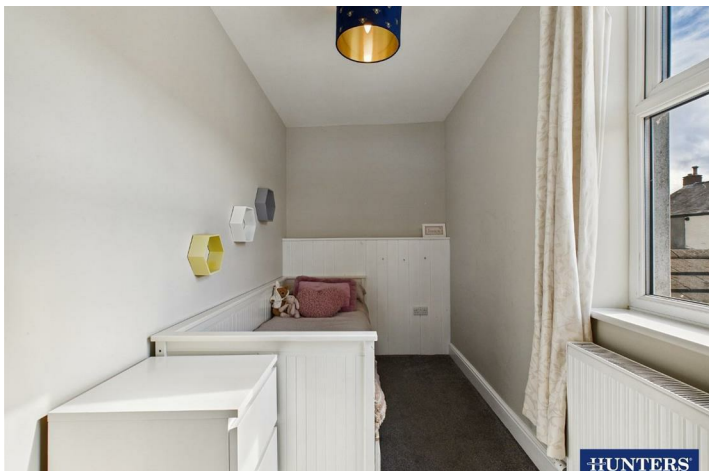
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Floorplan



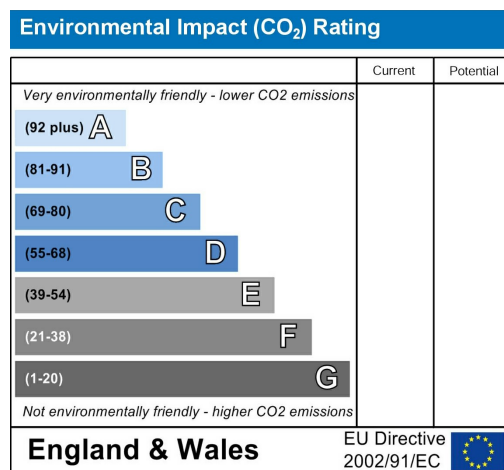
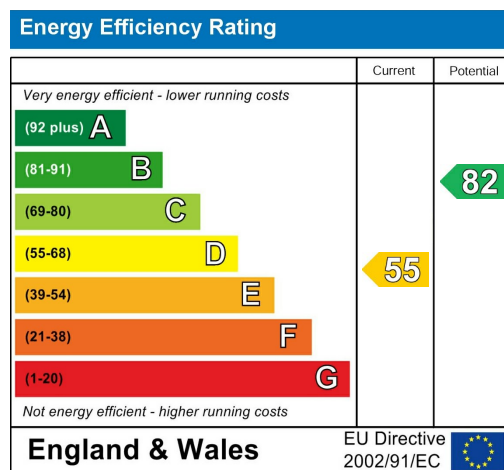








## Energy Efficiency Graph

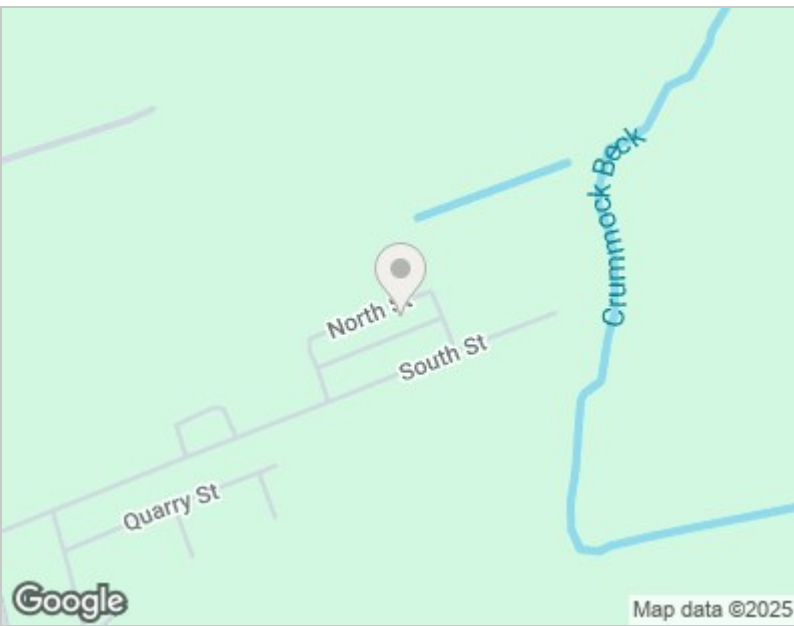


## Viewing

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





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 584249 Email: [centralhub@hunters.com](mailto:centralhub@hunters.com)  
<https://www.hunters.com>

