



2

Bedrooms

1

Bathroom













## PROPERTY DESCRIPTION

Welcome to 8 Proctors Row, a Grade II listed terraced property in the heart of the market town of Wigton. Set over 3 floors, this property offers potential purchasers an opportunity to modernise this 2-bed property into a charming home, ideal for those looking to get onto the property ladder or investors looking for their next buy-to-let property.

The property briefly comprises a living room with an open, Victorian cast fireplace and views onto St Mary's churchyard, a kitchen with understairs storage, rear staircase and access to the rear garden, front double bedroom with views onto the churchyard, bathroom and single rear bedroom. The property also benefits from a cellar with 2 separate rooms.

There is also the addition of a small, grassed garden to the rear, with concrete yard and pedestrian access over the garden of number 9. *Ask agents for further details*

8 Proctors Row is located on a cobbled street in the heart of the market town of Wigton. The property has lovely views out onto St Mary's Church and its grounds.

Wigton is located with driving distance of the Lake District National Park, between the Caldbeck Fells and Solway Plain. The town is served by Wigton Railway Station on the Cumbria Coast Line and has fantastic transport links, with the A595 and A596 lying on the fringe of the town.

## MEASUREMENTS

### Living Room 3.70 x 2.64m

Featuring an open, Victorian cast, fireplace with fire surround/tiles

### Kitchen 3.70 x 2.64m

Fitted with floor and wall units, integrated oven and hob, plumbing for washing machine and double glazing

### Rear Hallway and Staircase 0.88 x 1.01m

Staircase leading to the first floor with external door leading to the garden and cellar access

### Bedroom 3.51 x 2.84m

Featuring fitted wardrobes and views onto the churchyard

### Bedroom 2.64 x 1.80m

Featuring fitted wardrobe/airing cupboard

### Bathroom 1.61 x 1.75m

Fitted with shower, WC and WHB

### Cellar 3.73 x 3.44m / 3.48 x 3.59m

## METHOD OF SALE

The property is offered for sale by Private Treaty. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents following an inspection.

## VIEWING

Strictly by arrangement with the Sole Agents:

**Mitchells Estate Agency, Lakeland Livestock Centre, Cockermouth, Cumbria, CA13 0QQ**

**Tel: 01900 822016**

**Email: [info@mitchellsestateagency.co.uk](mailto:info@mitchellsestateagency.co.uk)**

## SERVICES

The property benefits from mains electricity, water, gas and drainage. Gas central heating.

## VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

## LOCATION



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

