



William Street

Wigton, CA7 9PR

Guide Price £85,000

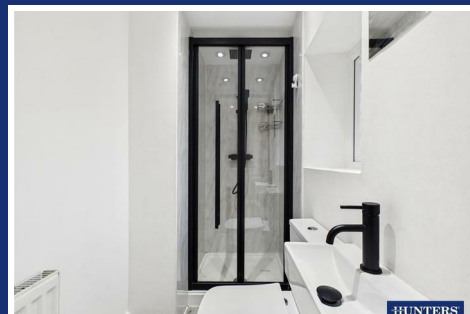


- No Onward Chain
- Well Presented Throughout
- Living Room & Fitted Kitchen
- Modern Shower Room
- Gas Central Heating & Double Glazing Throughout
- Mid-Terraced House
- Ideal for First-Time Buyers & Buy-To-Let Landlords
- Two Bedrooms
- Shared Rear Garden & On-Street Parking
- EPC - D

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NO CHAIN – Located close to Wigton town centre, this well-presented two-bedroom mid-terraced house is ideal for first-time buyers and buy-to-let landlords, and is ready for immediate occupation. Internally, the property offers a bright living room with an open staircase, a generous fitted kitchen with a feature period-style fireplace, two bedrooms, and a modern ground-floor shower room. Further benefits include gas central heating and double glazing throughout. Outside, a shared rear garden provides a pleasant space for outdoor enjoyment, with on-street parking available nearby. Viewing is recommended, contact Hunters today.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - D and Council Tax Band - A.

Wigton is an attractive and well-connected market town offering a high standard of living in a desirable Cumbrian setting. The town benefits from a comprehensive range of local amenities, including supermarkets, independent shops, public houses, and well-regarded primary and secondary schools. Rail connections are available within Wigton itself, linking to destinations throughout Western Cumbria and back to Carlisle's Citadel station, which forms part of the West Coast mainline. The town also enjoys excellent road access via the A595 and A596, providing direct routes to Carlisle, the M6 motorway, the A66, and beyond. For those who enjoy the great outdoors, the Lake District National Park is accessible within an hour, offering endless opportunities for scenic walks, outdoor pursuits, and the exceptional natural beauty that Lakeland is renowned for. Combining traditional charm with modern convenience, Wigton presents an ideal location for those seeking a balanced lifestyle in a welcoming and accessible community.

GROUND FLOOR:

LIVING ROOM

Entrance door from the front, external door to the rear, internal doors to the kitchen and shower room, radiator, stairs to the first floor landing, and a double glazed window to the rear aspect.

KITCHEN

Fitted base and wall units with worksurfaces above. Integrated electric oven, gas hob, extractor unit, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for a fridge freezer, one bowl stainless steel sink with mixer tap, wall-mounted and enclosed gas boiler, tiled flooring, radiator, decorative period fireplace, and a double glazed window to the rear aspect.

SHOWER ROOM

Three piece suite comprising a WC, wall-mounted wash hand basin, and a shower enclosure benefitting a mains shower unit with rainfall shower head and hand shower attachment. Radiator, recessed spotlights, extractor fan, and an obscured double glazed window.

FIRST FLOOR:

LANDING

Stairs up from the ground floor living room, internal doors to two bedrooms, and a loft-access point.

BEDROOM ONE

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

BEDROOM TWO

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

EXTERNAL:

To the rear of the property is a communal garden area, predominantly gravelled and including raised flower borders. Parking is available on-street within William Street and George Street.

WHAT3WORDS:

For the location of this property, please visit the

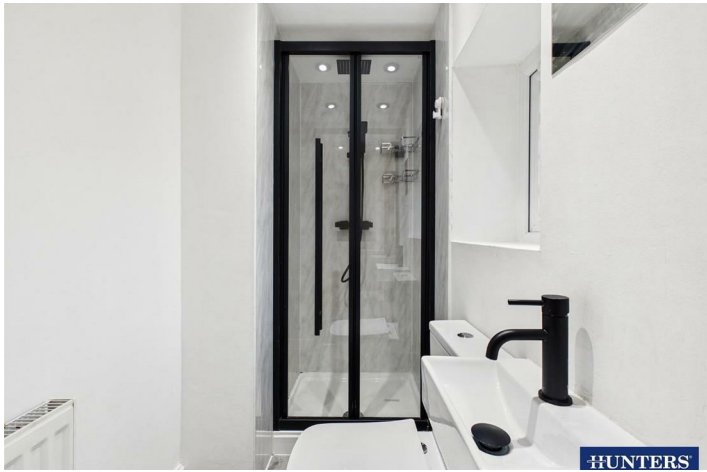
What3Words App and enter -
bunks.facelift.skewed

AML DISCLOSURE:

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

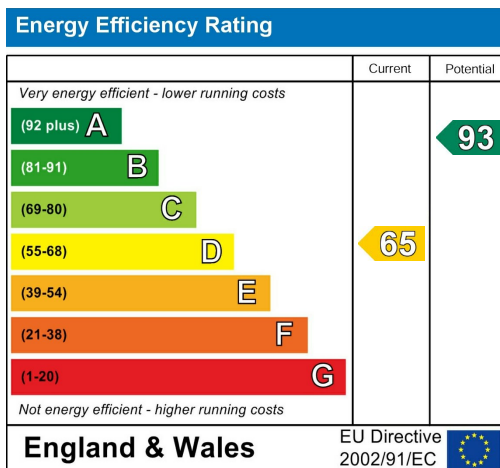
Floorplan







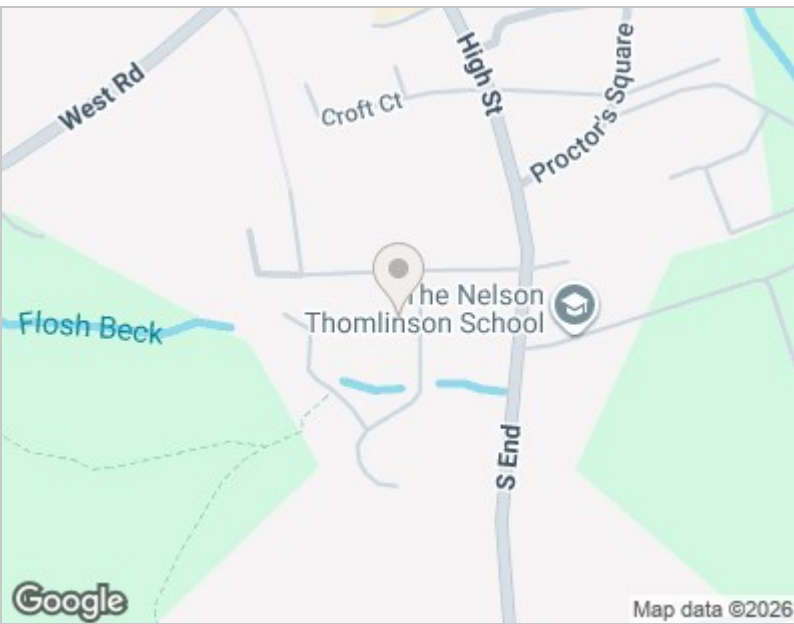
Energy Efficiency Graph



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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