



**Hayward
Tod**

3 Bedroom Link Detached | 16 Brookfields | Wigton | CA7 0AF
£270,000





High-spec three bed, two bath family home with attached garage. Peaceful cul-de-sac location on the fringe of Wigton. Convenient for A596.

entrance hall & stairs | W.C. | kitchen diner | living room | en-suite main bedroom | bedroom two | bedroom three | family bathroom | attached single garage | driveway parking | lawned garden, patio and decking | double glazing | gas central heating | EPC C | council tax band C | mains connected, water, gas, electricity and drainage | freehold

APPROXIMATE MILEAGES

Wigton centre 1 | Carlisle 12 | Penrith - North Lake District 23

WHY BROOKFIELDS?

A quiet cul-de-sac on the fringe of a popular market town, the location provides the best of both worlds in terms of access to amenities and to open countryside. Wigton offers a good range of shops and services and benefits from a railway station on the Cumbrian coast line, linking to Carlisle and the west coast mainline. The picturesque Solway Coast is a short drive to the west and the Lake District National Park just minutes to the east making the property ideally placed for those looking to enjoy the great outdoors.



ACCOMMODATION

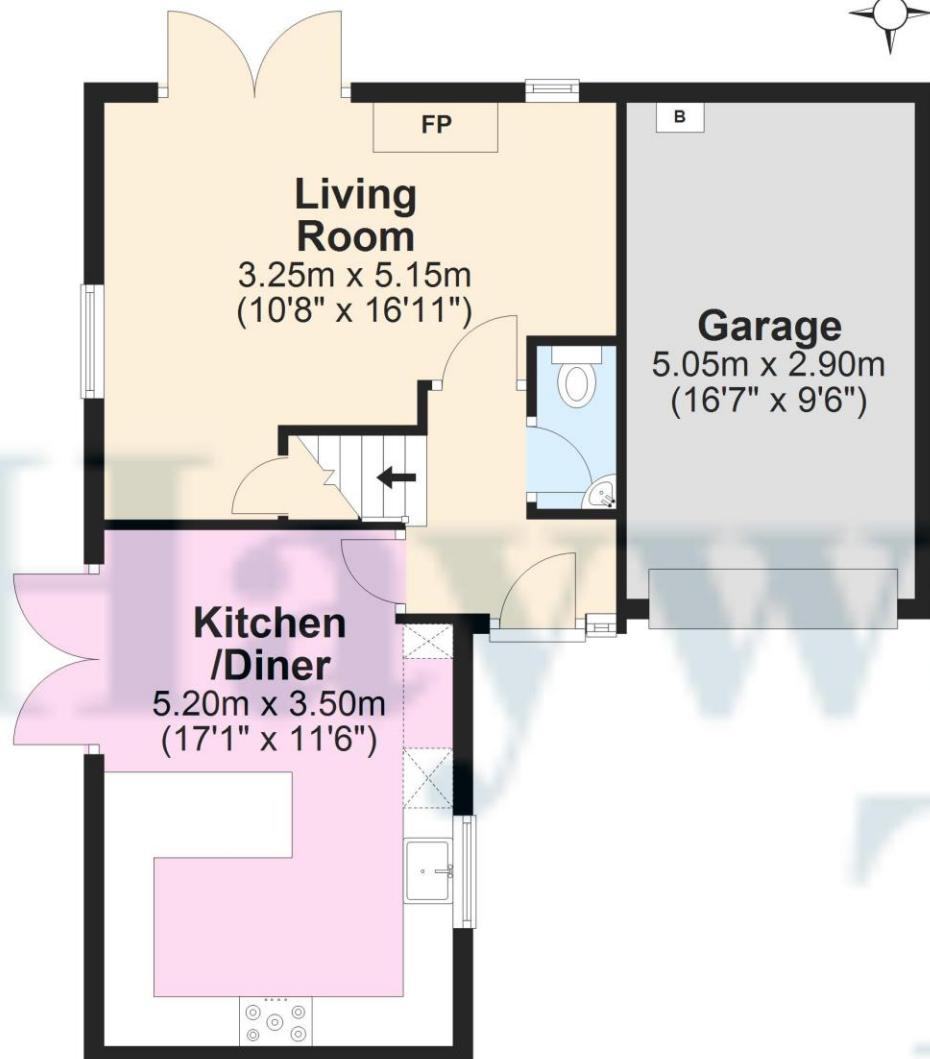
Beautifully presented and finished to a high standard throughout the property benefits from a generous corner plot. A high-spec dining kitchen benefits from granite worktops and a breakfast bar. There are double doors from here out to the garden. The living room, which also has double doors at the rear to the patio and garden, benefits from a gas fire. There is a W.C. off the entrance hallway, where the stairs to the first floor can also be found. At the top of the stairs there is a large landing which provides access to the bedrooms. The main bedroom, a good double, has a modern en-suite shower. There are two further

bedrooms, one double, one single and another modern bathroom with shower over the bath. Externally the property has a paved driveway to the front and a garage. The gardens at the side are lawned, with a raised deck and paved patio area.



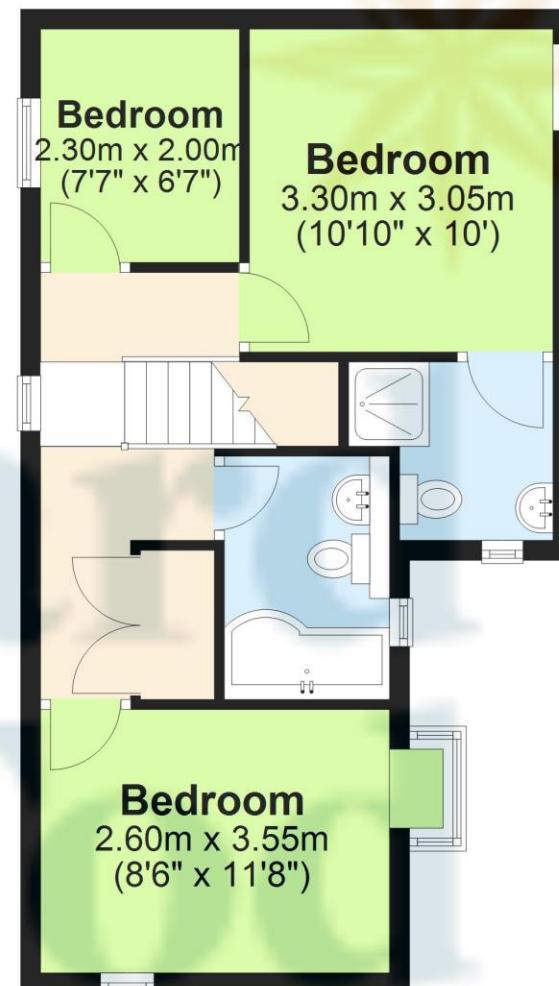
Ground Floor

Approx. 56.9 sq. metres (612.2 sq. feet)



First Floor

Approx. 41.9 sq. metres (450.8 sq. feet)



Contact

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Agents note

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are

approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.