



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

36 St Cuthberts Close Burnfoot, Wigton, CA7 9HQ



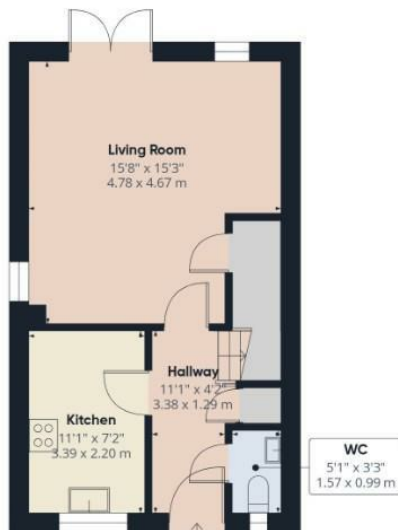
## 36 St Cuthberts Close Burnfoot, Wigton, CA7 9HQ

Guide Price £165,000

Sale of a three bed semi detached affordable home, that represents superb value for first-time buyers and those with families. Speak to us to confirm your eligibility for the affordable scheme and we will be glad to help. The property comprises of; entrance hall, fitted and equipped kitchen, living room with space to dine, and a ground floor cloakroom whilst to the first floor you will find three bedrooms, with the master being ensuite, and a family bathroom. Outside there is a secure garden to the rear, and upfront you find a driveway for off-road parking. The property has the benefits of double glazing and gas central heating, and achieves an EPC rating of B, keeping the utility bills low. A great first time or young family property on one of Wigton's most popular estates. The property is being offered at a discounted price in accordance with the Cumberland Council's Discounted Sale Housing Scheme, and the guide price represents 75% of the full open market value. Potential buyers must apply to Cumberland Council to confirm their eligibility before and offer can be accepted. Ask us for more information.

Wigton is a traditional Cumbrian market town with a friendly, well-established community feel, offering an appealing balance of everyday convenience and easy access to some of the region's most desirable surroundings. The town centre has a mix of independent businesses, local services and essential amenities that support day-to-day living. Families are well catered for, with schooling available locally including St Cuthbert's Catholic Primary School and The Nelson Thomlinson School. This makes Wigton well placed for a variety of buyers, whether commuting, raising a family or simply looking to enjoy the best of Cumbria from a well-connected base, with rail services from Wigton station on Cumbrian Coast Line and convenient road links towards Carlisle, West Cumbria and the wider county via the A596. The town also sits within easy reach of the Solway Coast, the fringing

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Ground Floor



Floor 1



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Approximate total area<sup>(1)</sup>

767 ft<sup>2</sup>

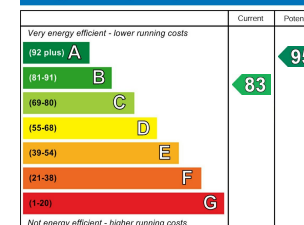
71.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

#### Energy Efficiency Rating

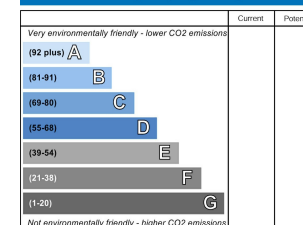


England & Wales

EU Directive  
2002/91/EC



#### Environmental Impact (CO<sub>2</sub>) Rating



England & Wales

EU Directive  
2002/91/EC



Entrance Hall

The front door has two opaque glass panels which provide light to the entrance hall. From here you can access the kitchen, living room, ground floor cloakroom and the stairs rising to the first floor.

Living Room

The room is full of natural light shining in from the French doors to the rear elevation, plus two side windows. There is plenty of space for a sofa and chairs, and with the room being in an 'L' configuration, there is room for a dining table should you require. And there is a useful storage cupboard for storing away household items.

Kitchen

Fitted with a range of grey gloss cabinets at wall and base level and with contrasting worksurfaces running over. Integrated appliances include a four-ring gas hob with overhead extractor and a stainless steel splashback, an electric oven, a fridge and freezer, a one-and-a-half bowl stainless steel sink and drainer, and there is undercounter space and plumbing for a washing machine.

Ground Floor WC

With a wall mounted wash-hand basin, low level WC, and a radiator for drying towels.

First Floor Landing

Accessed via the stairs rising from the entrance hall and providing access to all the first floor accommodation. there is useful storage cupboard. for storing away linen and other items.

Master Bedroom

Located to the front of the property and with a window overlooking the front street. Room for a double bed, bedside cabinets, and a wardrobe of chest of draws.

Ensuite

With attractive tiling to the floor and splash and half elevations, the ensuite has a shower cubicle, low level WC and wall mounted wash-hand basin. There is also a heated towel rail and extractor fan.

Bedroom Two

The second double room, with a window to the rear elevation overlooking the garden.

Bedroom Three

Used by the current owners as a dressing room, the third bed is a single with a window to the front elevation and could be used as a nursery room or home office.

Bathroom

Wall tiles to the part elevations and to the splash areas around the bath which has a shower with thermostatic valve over and a glass shower screen. There is a low level WC, wall hung wash-hand basin, heated towel rail and extractor fan.

Garden

The rear garden is secure, making it ideal for children and pets, and it is mostly laid to lawn. At the bottom there is a decked seating area, and a small patio outside of the French doors to the living room.

Driveway

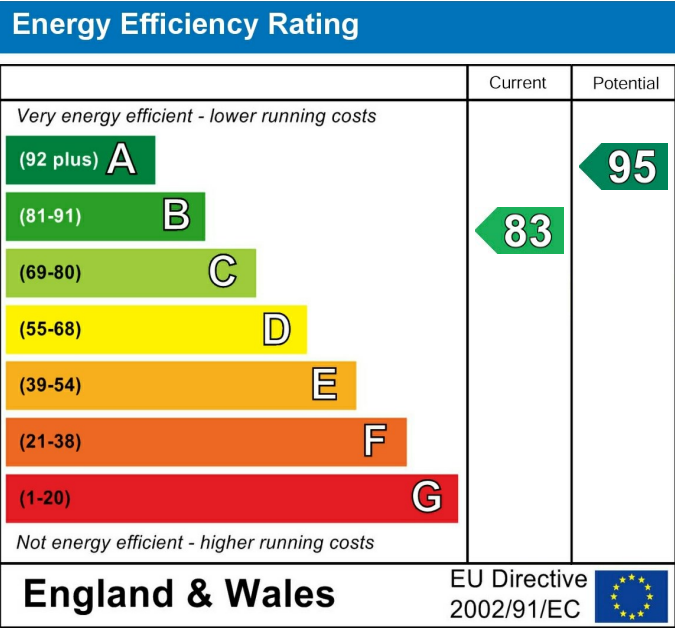
A block paved drive provides parking immediately outside the house, and there is additional on-street parking available.

Please Note

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AML DISCLOSURE:

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (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.



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. 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.















