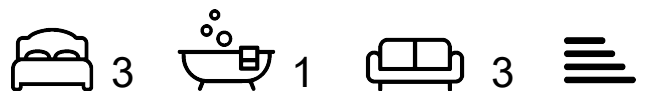




Howrigg Bank

Wigton, CA7 9JF

Guide Price £180,000



- No Onward Chain
- Nicely Located to the Outskirts of Wigton
- Spacious Living Room and Bright Conservatory
- Three Bedrooms and a Modern Family Bathroom
- Ample Off-Street Parking

- Spacious End of Terrace House
- Well Presented Throughout
- Dining Room with Adjoining Kitchen
- Generous Rear Garden with Patio, Lawn and Large Outbuilding
- EPC - TBC

Howrigg Bank

Wigton, CA7 9JF

Guide Price £180,000



Offered to the market with no onward chain, this well-presented three-bedroom end-of-terrace house with conservatory enjoys a pleasant position towards the outskirts of Wigton and offers generous, practical accommodation ideally suited to families, first-time buyers and those looking for a comfortable home in a well-connected location. The accommodation is arranged to provide a good balance of living space, including a spacious living room, a bright conservatory overlooking the rear garden, and a dining room with adjoining kitchen, creating a layout well suited to both everyday family life and entertaining. To the first floor, there are three bedrooms, including two double bedrooms and a single bedroom, alongside a stylish family bathroom, adding to the home's comfort and practicality. Externally, the home continues to impress, with a nicely maintained rear garden featuring patio and lawned areas, providing an attractive space for outdoor dining, relaxing or family use. A large outbuilding offers excellent storage or potential use as a workshop, while ample off-street parking further enhances the appeal of this lovely home. Overall, this is a spacious and well-kept property offering convenience, flexibility and move-in-ready accommodation.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - TBC and Council Tax Band - B.

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:

HALLWAY

Entrance door from the front, internal doors to the living room and dining room, radiator, stairs to the first floor landing, and a double glazed window to the side aspect.

LIVING ROOM

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

DINING ROOM

Double glazed sliding patio door to the conservatory, archway opening to the kitchen, radiator, and an under-stairs cupboard with double doors.

KITCHEN

Fitted base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated eye-level electric oven, gas hob, extractor unit, one bowl stainless steel sink with mixer tap, space with plumbing for a washing machine, space for an under-counter fridge, space for an under-counter freezer, and a double glazed window to the rear aspect.

CONSERVATORY

Double glazed window to the rear aspect, double glazed patio doors to the rear garden, and a radiator.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms and bathroom, loft-access point, and a double glazed window to the side aspect. We have been advised the loft includes part-boarding.

BEDROOM ONE

Double glazed window to the front aspect, radiator, and fitted wardrobes with sliding doors. The wall-mounted gas boiler and water tank are located within one side of the wardrobe.

BEDROOM TWO

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

BEDROOM THREE

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

BATHROOM

Three piece suite comprising a vanity unit with wash basin and WC, and a bath with mains shower over. Fully-tiled walls, chrome towel radiator, recessed lighting, extractor fan, and an obscured double glazed window.

EXTERNAL:

Driveway & Parking:

To the front of the property is a block-paved driveway alongside a shillied parking/garden area, allowing off-street parking for two vehicles. The driveway extends down the side of the property, along with a metal gate, allowing access to the rear garden. An external power socket is situated on the front elevation.

Rear Garden:

To the rear of the property is an enclosed and generously sized garden, benefitting a neat lawn, paved seating area, large external store, and an external cold-water tap.

WHAT3WORDS:

For the location of this property, please visit the [W h a t 3 W o r d s A p p a n d e n t e r - a w a k e n i n g . r e m o v a b l e . m e d i a t e](https://www.what3words.com/)

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.

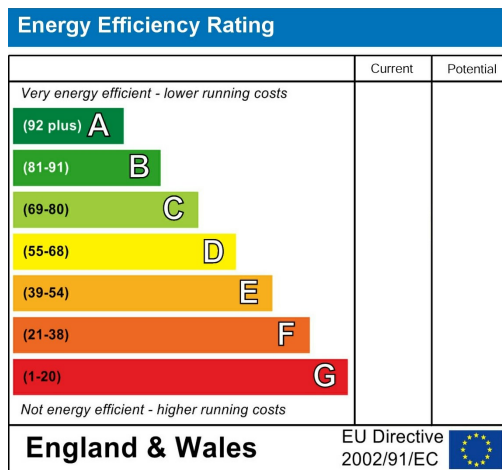
Floorplan







Energy Efficiency Graph

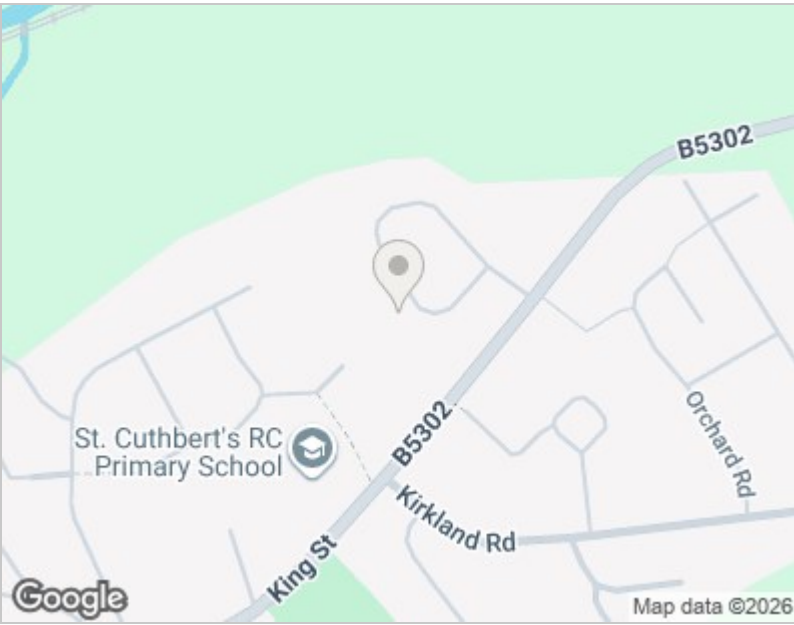


Viewing

Please contact our Hunters Carlisle 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.

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