

HUNTERS®

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HUNTERS®

Front Street

Fletchertown, Wigton, CA7 1BQ

Guide Price £105,000



- No Onward Chain
- Popular and Peaceful Village of Fletchertown
- Two Double Bedrooms plus Large Attic Bedroom
- Enclosed Low-Maintenance Yard
- Ample On-Street Parking
- Deceptively Spacious Mid-Terraced House
- Two Reception Rooms plus Fitted Kitchen
- First Floor Shower Room
- Versatile Attached Sun Room
- EPC - D

Tel: 01228 584249

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NO CHAIN - This deceptively spacious mid-terraced house enjoys a pleasant position within the popular village of Fletchertown and presents a fantastic opportunity for buyers looking to create a home of their own.

Offering generous and flexible accommodation across three floors, the property features two separate reception rooms and a fitted kitchen, whilst a particular highlight is the attached sun room, an incredibly versatile addition which could be transformed into a private outdoor entertaining area, a work-from-home office, craft room or simply provide excellent additional storage. To the first floor is an impressively spacious main bedroom, a smaller double bedroom and a shower room, whilst a versatile attic room occupies the second floor, ideal as a private third bedroom. Externally, an enclosed, low-maintenance rear yard provides a practical outdoor space, with ample on-street parking available nearby. Whilst offering comfortable and spacious accommodation as it stands, the property also presents an excellent opportunity for buyers to introduce their own style and make improvements at their own pace. Combining generous proportions, versatile living spaces and exciting potential, this is a property that can truly be made your own. Contact Hunters today to arrange your viewing.

Utilities, Services & Ratings:

Gas Central Heating (Partial) and Double Glazing Throughout.

EPC - D and Council Tax Band - A.

Fletchertown is a peaceful semi-rural village, ideally positioned between the larger towns of Wigton and Cockermouth. The village itself offers a welcoming community atmosphere with a local community centre, while a wider range of shops, supermarkets, schools, bars and restaurants can be found in the nearby towns.

Excellent transport links are close at hand, with the A595 and A596 providing easy connections across North, West and South Cumbria, along with convenient access to the A66 and M6 motorway. For those who enjoy the outdoors, both the Lake District National Park and the Solway Coast are just a short drive away, offering miles of stunning walks and breathtaking scenery.

GROUND FLOOR:

ENTRANCE HALL

Entrance door from the front, and an internal door to the hallway.

HALLWAY

Internal doors to the living room and dining room, radiator, and stairs to the first floor landing.

LIVING ROOM

Double glazed window with front outlook, and a fireplace with electric fire.

DINING ROOM

Double glazed window with rear outlook, fireplace with electric fire, under-stairs cupboard with power socket and lighting, and an internal door to the kitchen with an obscured glazed window.

KITCHEN

Fitted base and wall units with worksurfaces and tiled splashbacks above. Space for a freestanding electric cooker, space with plumbing for a washing machine, space for an under-counter fridge, space for an under-counter freezer, one bowl sink with mixer tap and draining board, external door to the rear yard, and a double glazed window with rear outlook.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to bedroom one, bedroom two, and shower room, radiator, and a door with stairs to the attic room.

BEDROOM ONE

Double glazed window with front outlook, decorative fireplace, and an over-stairs cupboard.

BEDROOM TWO

Double glazed window with rear outlook, radiator, fitted cupboard with wall-mounted gas boiler internally, and an under-stairs cupboard.

SHOWER ROOM

Comprising a WC, vanity unit with inset was basin,

and a shower enclosure with mains shower unit. Boarding within the shower enclosure, part-tiled walls, radiator, and an obscured double glazed window.

SECOND FLOOR:

ATTIC ROOM

Two double glazed Velux windows, radiator, decorative fireplace, and an eaves store with lighting internally.

EXTERNAL:

To the rear of the property is an enclosed yard, benefitting an external cold water tap, external power socket, and gate to the rear lane. Parking is available on-street to the front.

SUN ROOM

Double glazed patio doors with double glazed windows either side, double glazed Velux window, radiator, power sockets, and lighting.

WHAT3WORDS:

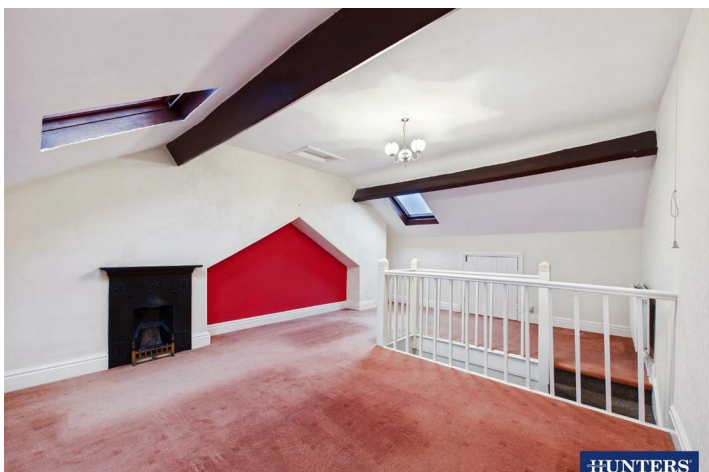
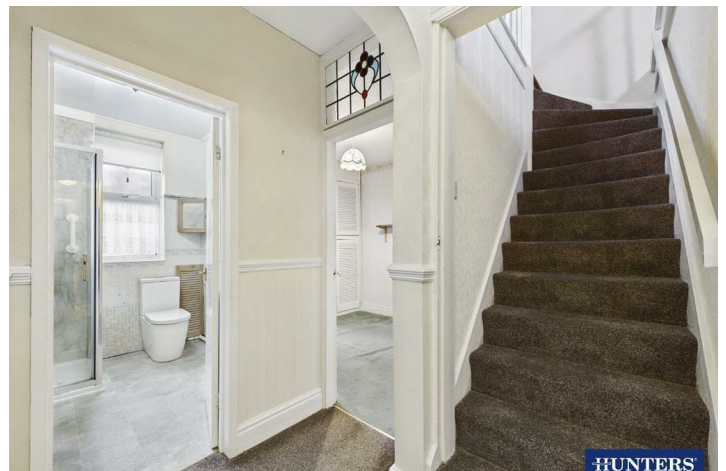
For the location of this property, please visit the What3Words App and enter - [///slugs.oddly.ghosts](https://www.what3words.com/oddly.ghosts)

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.

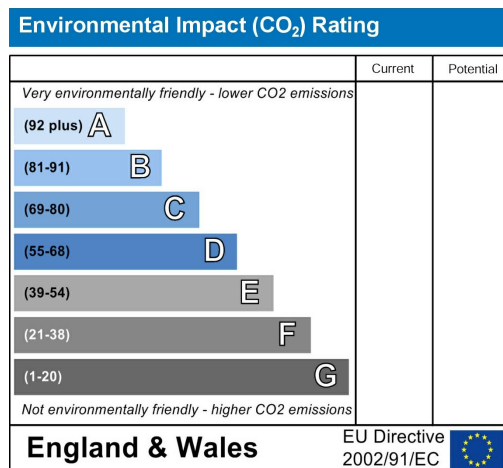
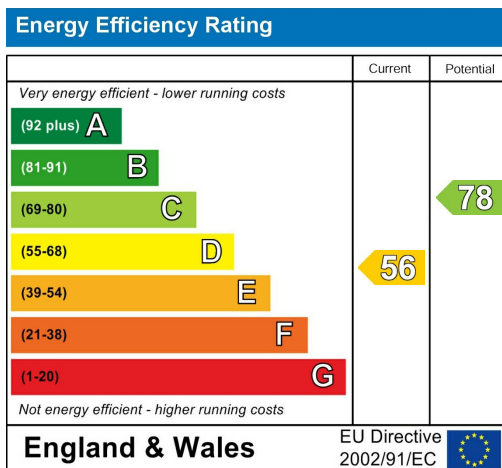
Floorplan







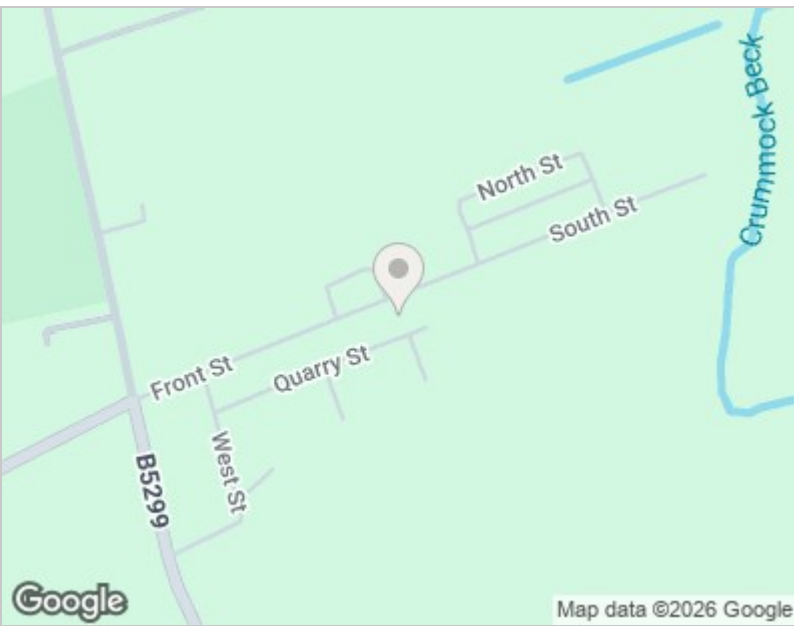
Energy Efficiency Graph



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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