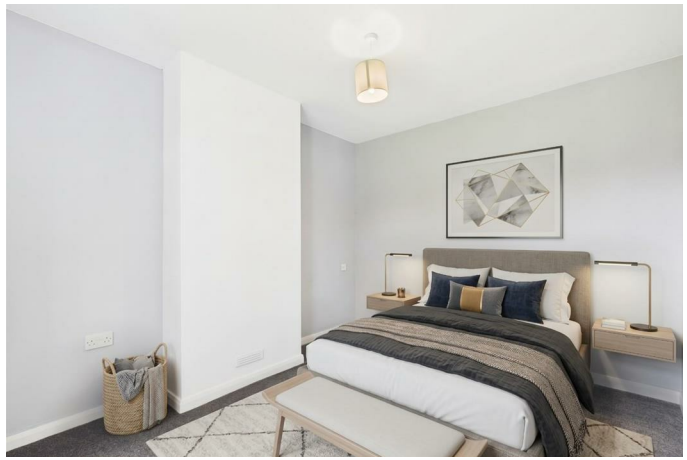
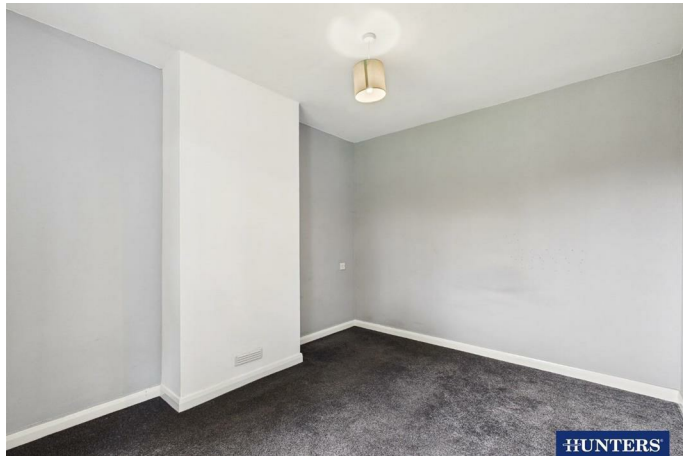
HUNTERS®

HERE TO GET *you* THERE

Syke Road, Wigton, CA7 9LX | Guide Price £120,000
Call us today on 01228 584249





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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Offered to the market with no onward chain, and conveniently positioned in the sought-after Market Town of Wigton, this end-of-terrace bungalow is perfectly suited as a main residence for individuals and couples, including first time buyers, and those looking to downsize, and would equally suit those seeking a lock-up-and leave second home. The property boasts a bright, spacious front aspect living room, providing easy access to the contemporary fitted kitchen, featuring a range of wall, base and drawer units and ample space for all of your appliances, such as oven and fridge freezer. The kitchen has sufficient space to accommodate a dining table, making it a versatile space for a range of buyers. The property benefits from one double bedroom, finished to a modern standard by the current owner, meaning the new owners can move straight in. A three-piece shower room completes this single-storey home, with a stylish part-boarded shower and vanity unit, making it practical for daily use. Externally, the property is equally as impressive, with a generous front grassed lawn, and an additional enclosed rear garden, providing space for both relaxing and entertaining. If you are searching for a property that blends modern living with convenience, Contact Hunters to arrange your private viewing today.

Utilities, Services & Ratings:
Gas Central Heating and Double Glazing Throughout.
EPC – E and Council Tax Band - A.

GROUND FLOOR:

ENTRANCE VESTIBULE
Entrance door from the front, internal door and a step into living room.

LIVING ROOM
Double glazed window to front aspect, built-in storage cupboards, internal doors into entrance vestibule, kitchen and bedroom, and a radiator.

KITCHEN
Fitted kitchen featuring a range of wall, drawer and base units, with worksurfaces above, wall-hung built-in storage cupboard, space for appliances such as free-standing oven, fridge freezer and washing machine, sink with drainer, mixer tap, and part tiled walls. Double glazed window to rear aspect, a radiator, and internal doors to rear vestibule and living room.

BEDROOM
A double glazed window to front aspect, and a radiator.

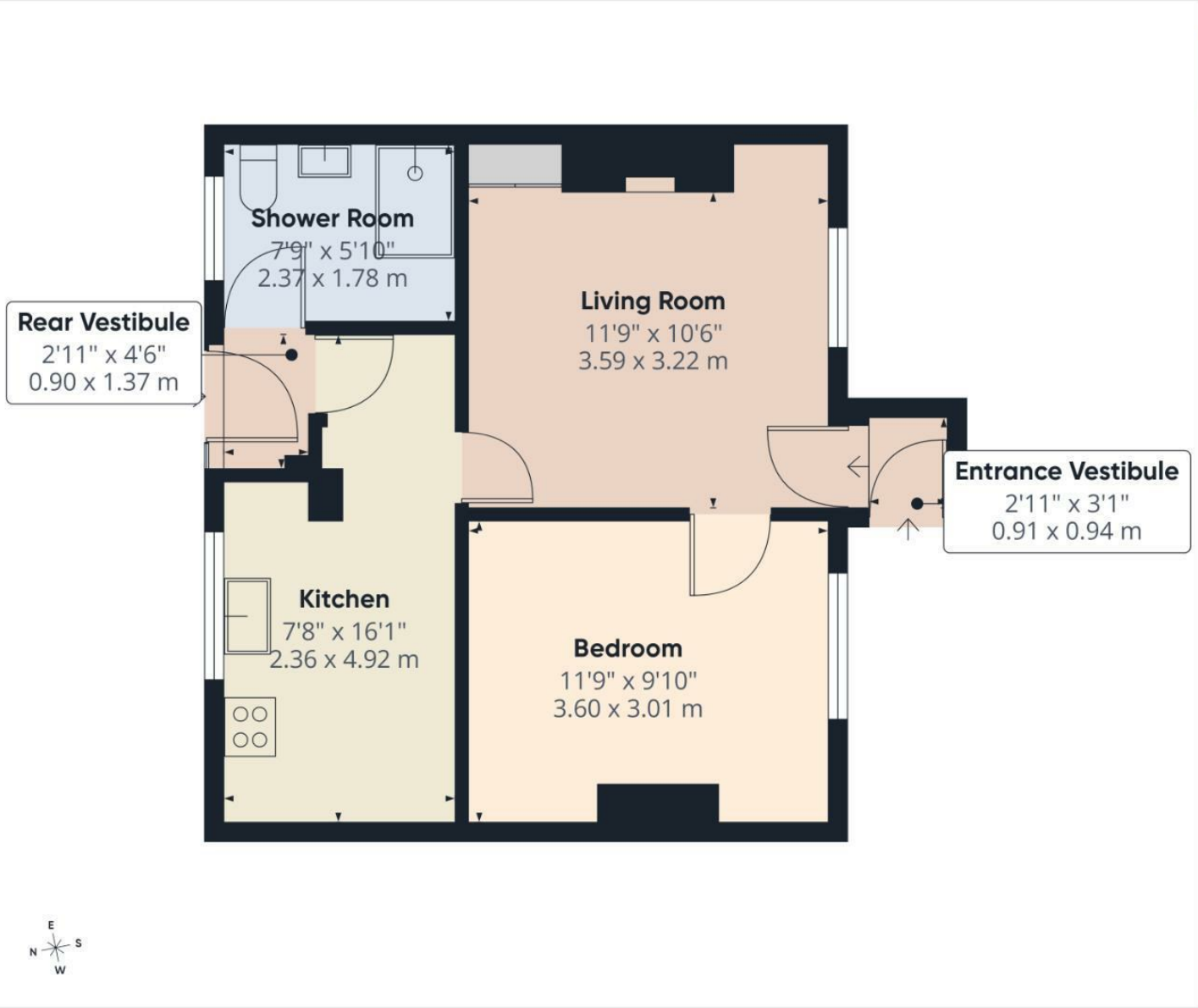
REAR VESTIBULE
External door to rear garden, internal doors into kitchen and shower room.

SHOWER ROOM
A three-piece suite comprising a WC, basin with storage cupboard beneath, shower tray with shower screen and overhead mains shower supply, part boarded walls. An obscured double glazed window to rear aspect, and a towel radiator.

EXTERNAL:
The property benefits from a generous gated grassed lawn to the front, complete with a pathway to the front entrance door, with two steps. There is a walled boundary to the front , with fenced and planted boundaries to each side of the front garden.
To the rear, there is an additional enclosed garden featuring grassed lawn and stepped up pathway, continuing round the side of the property, to the front garden. External door into rear vestibule featuring two steps.

WHAT3WORDS:
For the location of this property please visit the What3Words App and enter - ///scariest.discount.moral

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.



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Approximate total area(1)
424 ft²
39.4 m²

(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.

GIRAFFE360

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.

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