



HUNTERS®

## Market Hill

Wigton, CA7 9EY

Guide Price £130,000



- Mid-Terraced House
- Located Close to Wigton Town Centre
- Fitted Kitchen with Breakfast Bar
- Ground Floor Bathroom
- On-Street Parking within the Vicinity

- Characterful, Charming & Quirky
- Spacious Living Room with Wood-Burning Stove
- Three Good-Sized Bedrooms
- Enclosed & Low-Maintenance Rear Yard
- EPC - E

# Market Hill

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Offered to the market with no ongoing chain and pleasantly situated within walking distance of Wigton town centre, this three-bedroom end of terrace home is packed with character and charm, offering a deceptively spacious interior. An ideal purchase for a range of buyers, the property features a cosy living room with a wood-burning stove, a fitted kitchen with breakfast bar, and a three-piece family bathroom, along with three good-sized bedrooms to the first floor. Of particular note, the main bedroom is accessed through bedroom two, providing versatile potential as a bedroom, office, dressing room or additional living space. Externally, the property benefits from a secure low-maintenance rear yard, with parking available in the vicinity. An excellent opportunity for the new owners to add their personal touches and truly make this house their home, contact Hunters today to schedule your viewing.

#### Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - E and Council Tax Band - A.

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:

### ENTRANCE HALL

Entrance door from the front and an internal door to the living room.

### LIVING ROOM

Double glazed window to the front aspect, radiator, feature sandstone fireplace with inset wood-burning stove, and an internal door to the kitchen.

### KITCHEN

Fitted kitchen with breakfast bar comprising a range of base and wall units with worksurfaces and tiled splashbacks above. Integrated electric oven, gas hob, one and a half bowl stainless steel sink with mixer tap, space and plumbing for a washing machine, space for a fridge freezer, wall-mounted gas boiler, radiator, internal door to the rear hall, and a double glazed window to the rear aspect.

### REAR HALL

Double glazed sliding patio door to the rear garden, double glazed window to the rear aspect, internal door to the bathroom, radiator, and stairs to the first floor landing with an under-stairs storage area.

### BATHROOM

Three piece suite comprising a WC, pedestal wash basin and corner bathtub with hand shower attachment. Part-tiled walls, tiled flooring, towel radiator, extractor fan, and an obscured double glazed window.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor rear hall, internal doors to bedrooms two and three, radiator, double glazed Velux window, and a double glazed window to the rear aspect.

### BEDROOM THREE

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

### BEDROOM TWO

Double glazed window to the rear aspect, radiator, built-in cupboard, and an internal door to the inner hall.

### INNER HALL

Internal door to bedroom one, and a loft-access point.

### BEDROOM ONE

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

### EXTERNAL:

#### Front & Parking:

To the front of the property is a shared access area which includes steps up to Market Hill. Parking is available on-street within the vicinity.

#### Rear Yard:

To the rear of the property is a small enclosed yard, benefitting an artificial lawn which is laid over a fully block-paved yard, an external cold water tap, and a secure access gate to the shared rear lane.

### WHAT3WORDS:

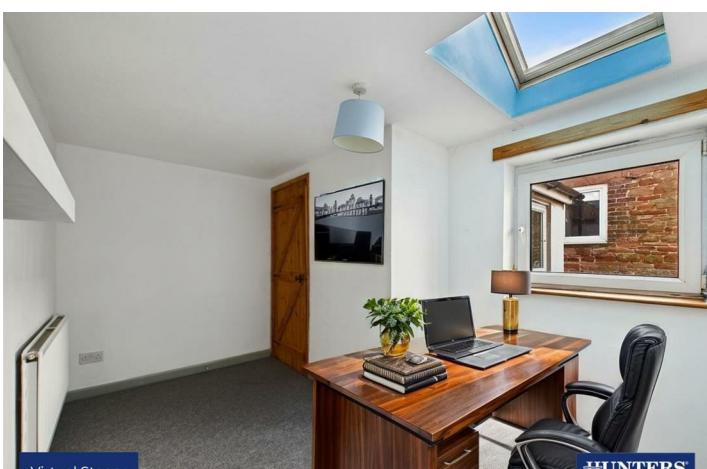
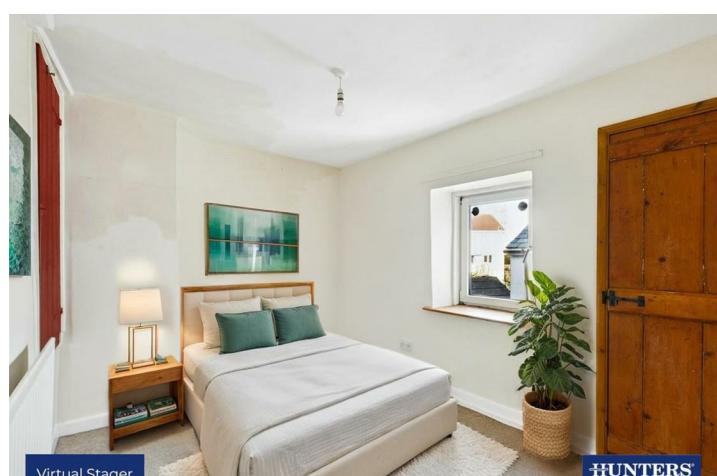
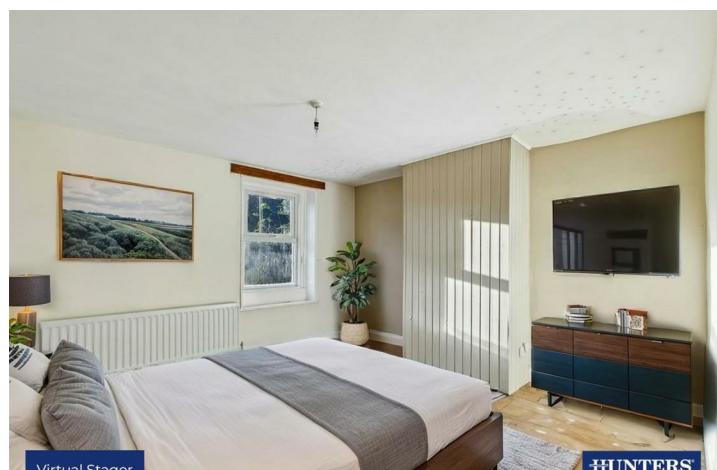
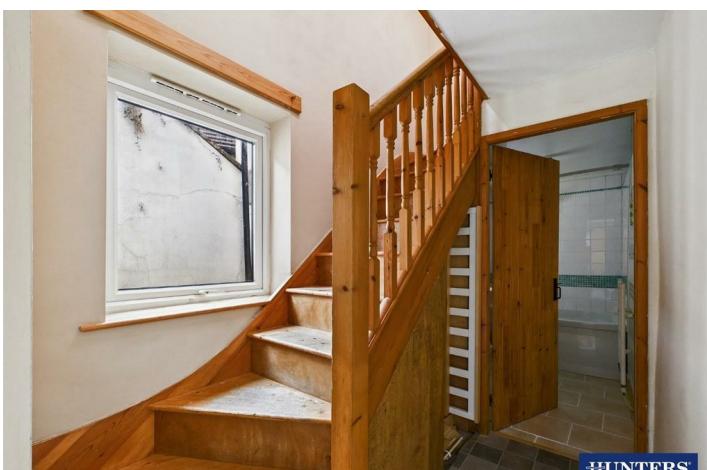
For the location of this property, please visit the [W h a t 3 W o r d s A p p a n d e n t e r - lamplight.vans.readings](https://what3words.com/app/and/enter-lamplight.vans.readings)

### AML DISCLOSURE:

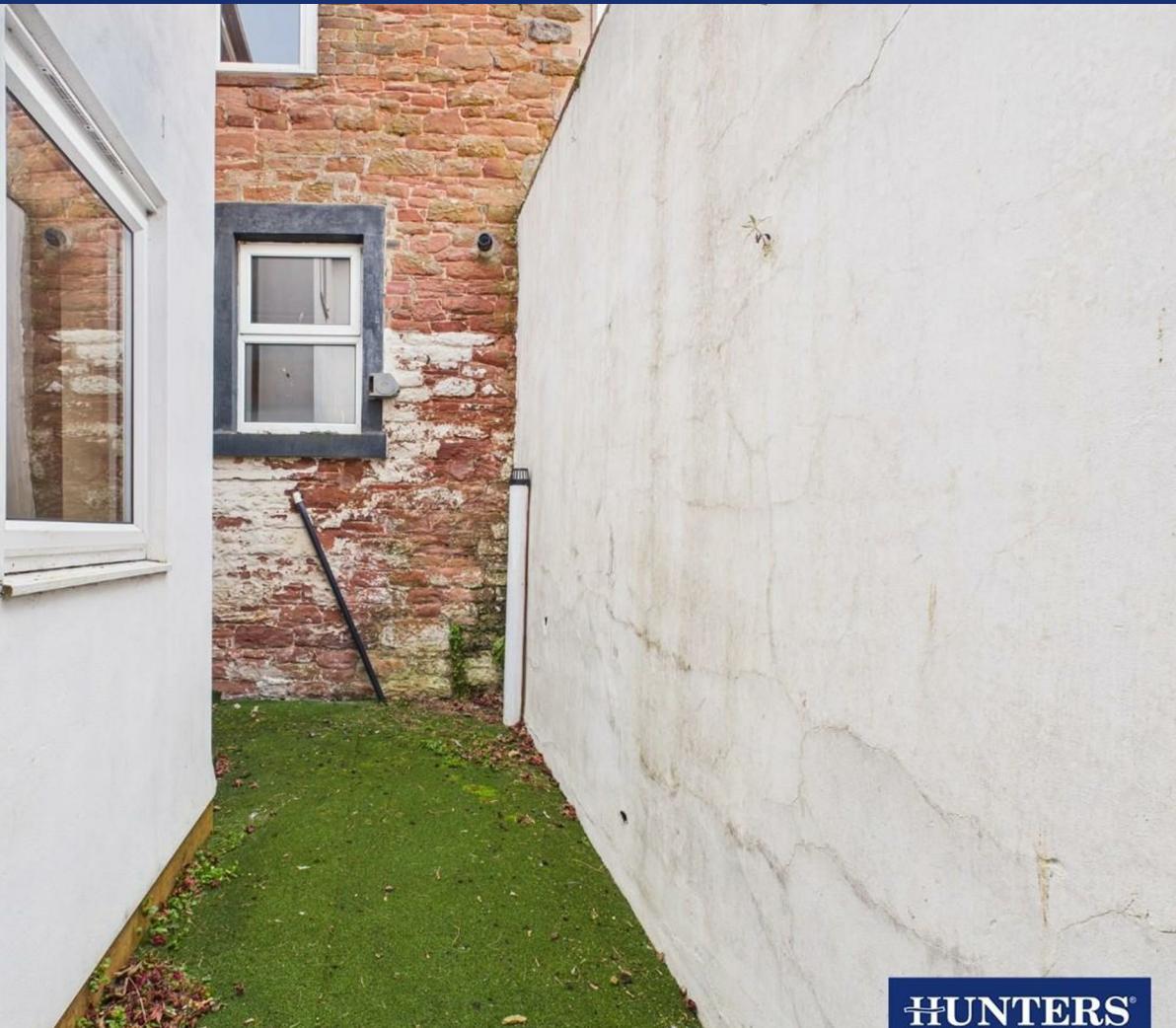
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

## Floorplan



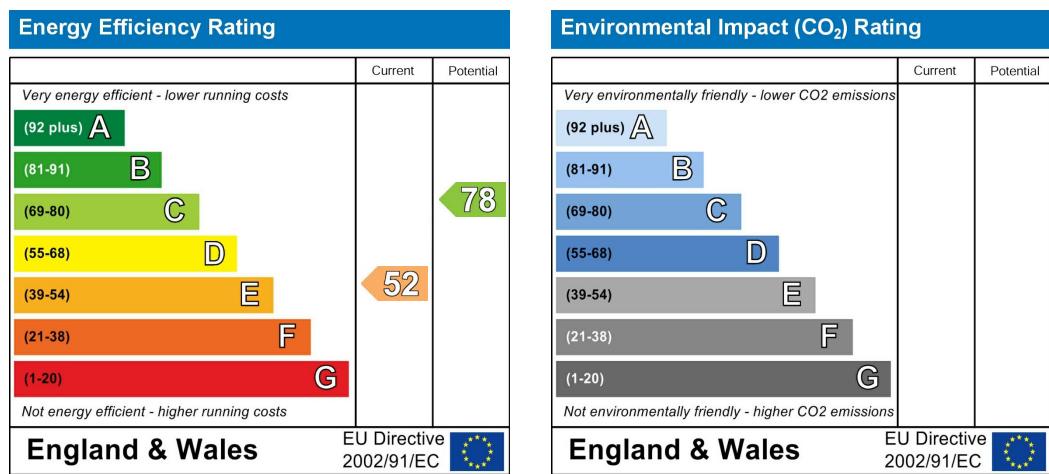


Tel: 01228 584249



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### Energy Efficiency Graph

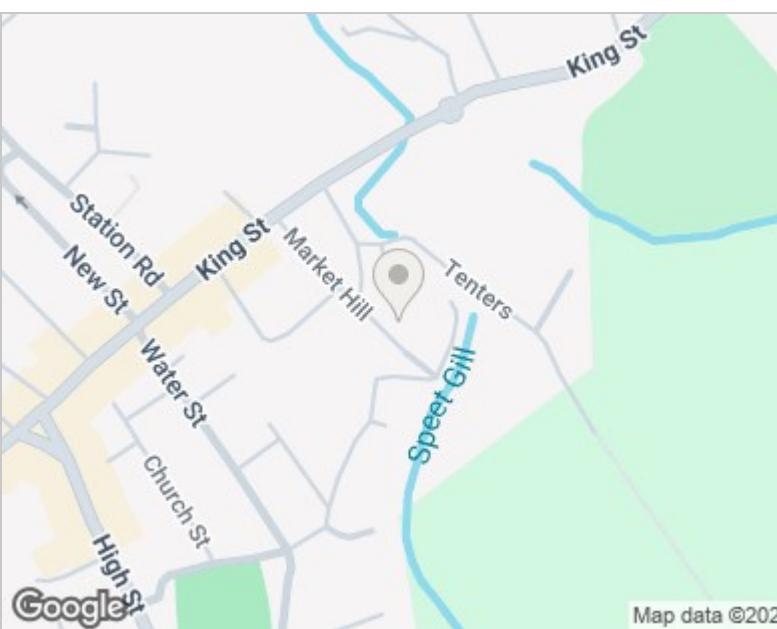


### Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Tel: 01228 584249

Road Map



Hybrid Map



**HUNTERS**  
HERE TO GET YOU THERE

Tel: 01228 584249



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.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR  
Tel: 01228 584249 Email: [centralhub@hunters.com](mailto:centralhub@hunters.com)  
<https://www.hunters.com>

