

HUNTERS[®]

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Deer Park

Wigton, CA7 9ND

Guide Price £220,000



- Extended Semi-Detached House
- Beautifully Presented Throughout
- Spacious Kitchen with Island & Patio Doors
- Three Bedrooms & Upstairs Bathroom
- Front & Rear Gardens

- Popular Residential Location
- Solar PV Panels
- Living Room with Multi Fuel Stove
- Off Road Parking & Integral Garage
- EPC - D

Tel: 01228 584249

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This extended semi-detached home is exceptionally well presented throughout and would make for a beautiful family home. The list of things to love is endless, open plan kitchen dining room with direct access to the landscaped rear garden, cosy living room with multi-fuel stove, three bedrooms and modern bathroom and shower room plus solar PV panels providing a regular income! Viewing comes highly recommended.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises hallway, living room, kitchen, utility room, shower room and integral garage to the ground floor with a landing, three bedrooms and bathroom on the first floor. Externally the property has an enclosed rear garden with off road parking to the front. EPC - D and Council Tax Band - B.

Deer Park is a popular residential location toward the outskirts of Wigton. The market town itself boasts fantastic amenities including shops, supermarkets, pubs, reputable primary and secondary schools and a train station. The convenience of the location is excellent, the A595 can be reached within minutes providing direct access either toward Carlisle with the M6 motorway or toward West Cumbria including the A66 and the Lake District National Park.

HALLWAY

Entrance door from the front with internal door to the living room. Stairs to the first floor.

LIVING ROOM

Large double glazed window to the front aspect, radiator and inglenook multi-fuel stove sitting on a stone hearth. Internal door to the kitchen.

KITCHEN

Extended kitchen dining room to allow a beautiful fitted kitchen with central island and breakfast bar. Further space for further dining or living furniture. The fitted kitchen is with a range of base, wall and drawer units with contrasting worksurfaces above. Integrated appliances including eye-level double oven with grill, microwave, plate warming drawer, electric hob with extractor above, dishwasher, fridge and wine cooler. One and a half bowl sink with mixer tap. Two double glazed Velux windows, double glazed window to the rear aspect and double glazed patio doors to the rear garden. Two vertical radiators. Under stairs storage cupboard and internal door to the utility room.

UTILITY ROOM

Space and plumbing for washing machine and space for tumble drier, both with worksurfaces and fitted wall units above. Belfast style sink with mixer tap. Enclosed and wall mounted "Worcester" gas boiler. Double glazed window to the rear aspect with external door to the rear garden. Internal doors to the shower room and integral garage.

SHOWER ROOM

White three piece suite comprising WC, wash hand basin and shower tray with mains shower. Part tiled walls, tiled floor, recessed spotlights and obscured double glazed window.

INTEGRAL GARAGE

Integral single garage with electric powered roller door to the front driveway. Power and lighting. Within the garage is the wall mounted inverter for the solar PV panels.

LANDING

Stairs up from the ground floor with over-stairs storage cupboard. Internal doors to three bedrooms and bathroom. Double glazed window to the side aspect. Loft access hatch.

BEDROOM ONE

Double bedroom complete with double glazed window to the front aspect, radiator and built in cupboard/wardrobe.

BEDROOM TWO

Double bedroom complete with double glazed window to the rear aspect and radiator.

BEDROOM THREE

Single bedroom complete with double glazed window to the rear aspect and radiator.

BATHROOM

White three piece bathroom suite comprising WC, wash hand basin and P-shaped bath with mains shower over. Fully tiled walls, tiled floor, extractor fan, chrome towel rail, recessed spotlights and obscured double glazed window.

EXTERNAL

To the front of the property there is off road parking for several vehicles with garage access. Shared access path to the side of the property with gate to the rear garden. The rear garden is fully enclosed benefitting from a large paved seating area directly outside the kitchen patio doors and lawned garden. External cold water tap and electricity socket at the rear.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - topping.straying.unity

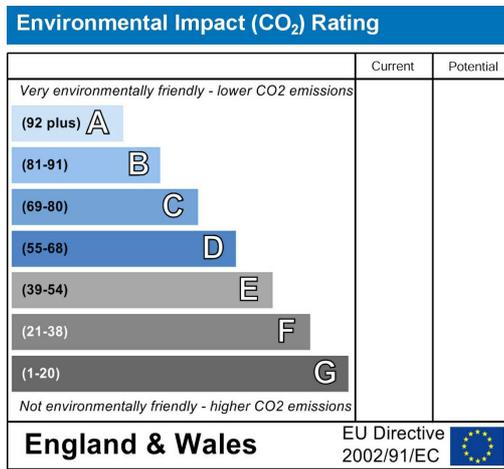
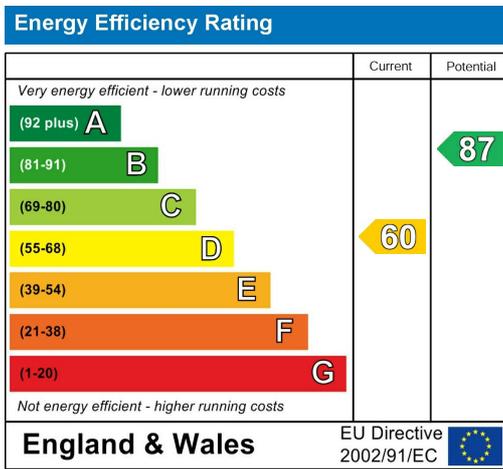
Floorplan







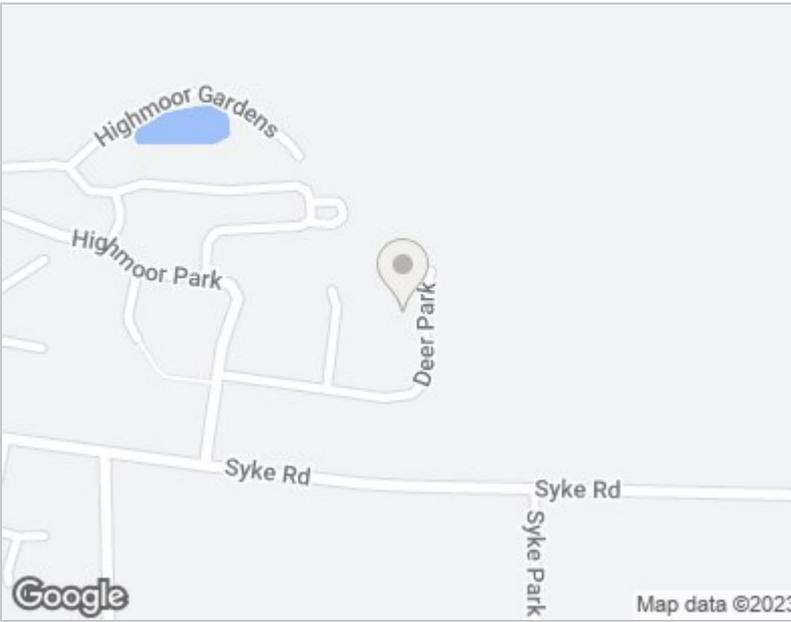
Energy Efficiency Graph



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



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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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