



## New Street, Wigton

- Traditional Edwardian Style Semi Detached House,
- Living Room, Sitting Room, Cellar, Dining Kitchen,
- Forecourt and Courtyard Garden,
- Situated in the heart of Wigton,
- 2 Double Bedrooms, F/flr Bathroom, Attic Space,
- Entrance Hallway,
- Situated in the heart of Wigton, Renovation Required,
- Energy Rating - E.

Offers In The Region Of £75,000

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# New Street, Wigton

## DESCRIPTION

A traditional Edwardian Style Semi Detached House situated in the heart of the bustling market town of Wigton, the property is requiring a full renovation and is providing a wonderful opportunity to truly make this property your own - Contact Hunters for further information!

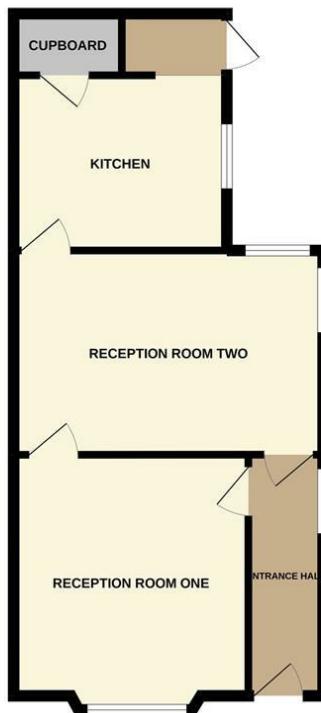
The accommodation is deceptively spacious briefly comprising of Entrance Hallway, Living Room, Sitting Room with access to the Cellar, Dining Kitchen, 2 Double Bedrooms, First Floor Bathroom and Attic Space. The property is benefiting from Railed Forecourt and Enclosed Rear Yard.

A viewing is imperative to fully appreciate this lovely traditional property and the development potential for a buyer. No Onward Chain.





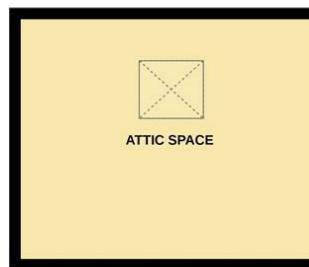
GROUND FLOOR



1ST FLOOR



2ND FLOOR



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

## 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.

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