

## Abbeytown, Wigton

- DECEPTIVELY SPACIOUS END TERRACED HOUSE
- AMPLE OFF STREET PARKING AND GARAGE
- WITHIN EASY REACH OF THE LAKE DISTRICT
- VIEWING HIGHLY RECOMMENDED TO APPRECIATE
- COUNCIL TAX BAND B
- 4 BEDROOMS
- FANTASTIC VIEWS
- DOUBLE GLAZING AND BIOMASS HEATING
- NO ONWARD CHAIN
- EPC RATING TBC

**Offers Over £195,000**

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HERE TO GET *you* THERE

# Abbeytown, Wigton

## DESCRIPTION

A deceptively spacious end terraced house with ample parking, garage and garden area to the rear. Benefitting from fantastic views and within easy reach of the Lake District, the accommodation briefly comprises; entrance vestibule, hallway, lounge with multi fuel stove, dining kitchen, bathroom, utility room and boiler room to the ground floor, 3 bedrooms to the first floor and a further bedroom to the second floor. Outside there is a forecourt to the front and a large paved area to the rear which is securely gated. This can be used for off street parking or could be turned into a garden. There is a raised bedded area, 3 outhouses and a garage. Double glazed throughout and Biomass central heating. Viewing highly recommended with no onward chain.

Abbeytown stands on the Solway plain midway between Wigton and Silloth. The border city of Carlisle lies approximately 18 miles east. A good range of amenities can be found in Abbeytown which include a school, sports field, shop and public house as well as being on a regular bus route to Wigton and Silloth where a wider range of amenities can be found.











Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



**Approximate total area<sup>(1)</sup>**

1381.59 ft<sup>2</sup>  
128.35 m<sup>2</sup>

**Reduced headroom**

13.15 ft<sup>2</sup>  
1.22 m<sup>2</sup>

(1) Excluding balconies and terraces

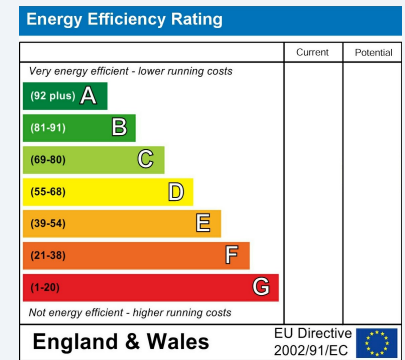
Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## 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.



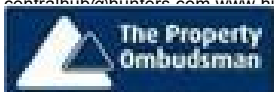
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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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