



Longthwaite Road

Wigton, CA7 9JR

Guide Price £160,000



- Spacious Mid-Terraced House
- Excellent Potential to Upgrade & Personalise
- Bright Garden/Dining Room Adjoining the Kitchen
- Large Shower Room with Built-In Storage
- On-Street Parking
- Nicely Situated to the Outskirts of Wigton Town Centre
- Two Reception Rooms, One with Wood-Burning Stove
- Two Double Bedrooms
- Rear Garden with Lawn and two Brick Outbuildings
- EPC - TBC

Longthwaite Road

Wigton, CA7 9JR

Guide Price £160,000



This two-reception, two-bedroom mid-terraced house with a garden is conveniently situated to the outskirts of Wigton town centre and offers an excellent home with great potential to personalise and make your own. The deceptively spacious accommodation includes two reception rooms, one featuring a characterful fireplace with inset wood-burning stove, a bright garden/dining room with sliding patio doors opening directly onto the rear garden, a compact kitchen, two double bedrooms, and a large first-floor shower room. Outside, the rear garden includes a lawn and small paved seating area, providing a lovely space to kick back and relax. The property will be appealing to a range of purchasers, including first-time buyers, downsizers, and those seeking an additional home or investment property. Viewing is highly recommended.

Utilities, Services & Ratings:

Gas Central Heating and Single & Double Glazing.

EPC - TBC and Council Tax Band - B.

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:

HALLWAY

Entrance door from the front, internal doors to the living room and sitting room, stairs to the first floor landing, and a radiator.

LIVING ROOM

Single glazed window to the front aspect, radiator, and a fireplace with electric fire.

SITTING ROOM

Single glazed window to the garden/dining room, radiator, fireplace with inset wood-burning stove, recessed alcove storage, under-stairs cupboard, and an internal door to the garden/dining room.

GARDEN/DINING ROOM

Fitted base and wall units with worksurface above, wall-mounted electric heater, tiled flooring, double glazed sliding patio door to the rear garden, internal door to the kitchen, and a single glazed window to the kitchen.

KITCHEN

Fitted base and wall units with worksurfaces and tiled splashbacks above. Freestanding belling electric cooker, extractor unit, space with plumbing for a washing machine, one bowl stainless steel sink with mixer tap, radiator, and tiled flooring.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to two bedrooms and shower room, and a loft-access point.

BEDROOM ONE

Single glazed window to the front aspect, radiator, and an over-stairs cupboard with lighting internally.

BEDROOM TWO

Single glazed window to the rear aspect, and a radiator.

SHOWER ROOM

Three piece suite comprising a WC, pedestal wash basin, and a shower enclosure with mains

shower unit. Part-tiled walls, radiator, wall-mounted gas boiler, built-in cupboards, and a double glazed window to the rear aspect.

EXTERNAL:

To the rear of the property is a garden, which includes a lawn, small paved seating area, brick outbuilding, brick outbuilding with WC, and a timber garden shed. Parking is available on-street to the front.

WHAT3WORDS:

For the location of this property, please visit the [What 3 Words App and enter - suspended.moss.serve](https://www.what3words.com/suspended.moss.serve)

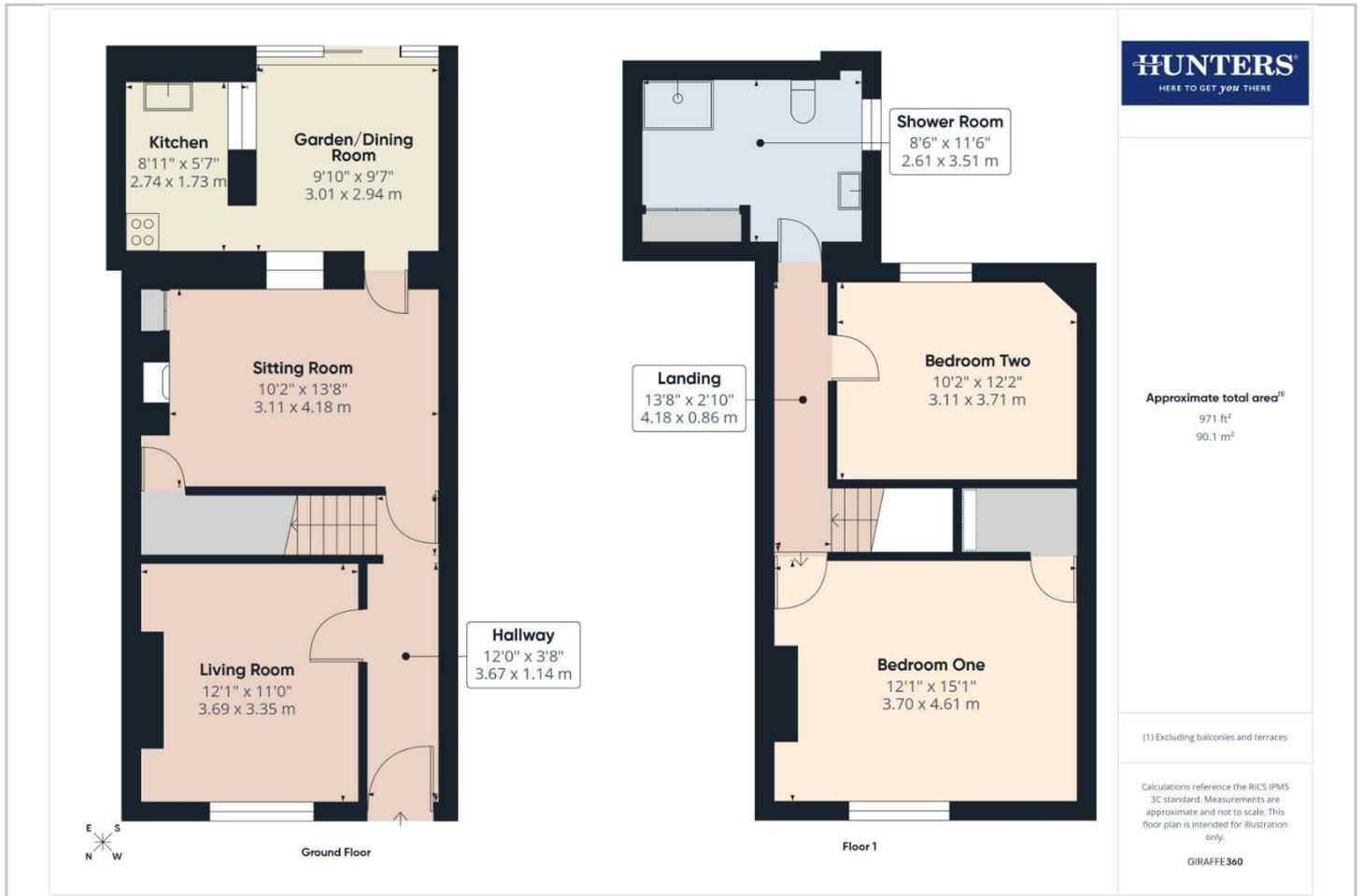
AML DISCLOSURE:

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.

AGENTS NOTE:

There is an area of flying-freehold where part of the bathroom for 15 Longthwaite Road overhangs the neighbouring property.

Floorplan







Energy Efficiency Graph

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

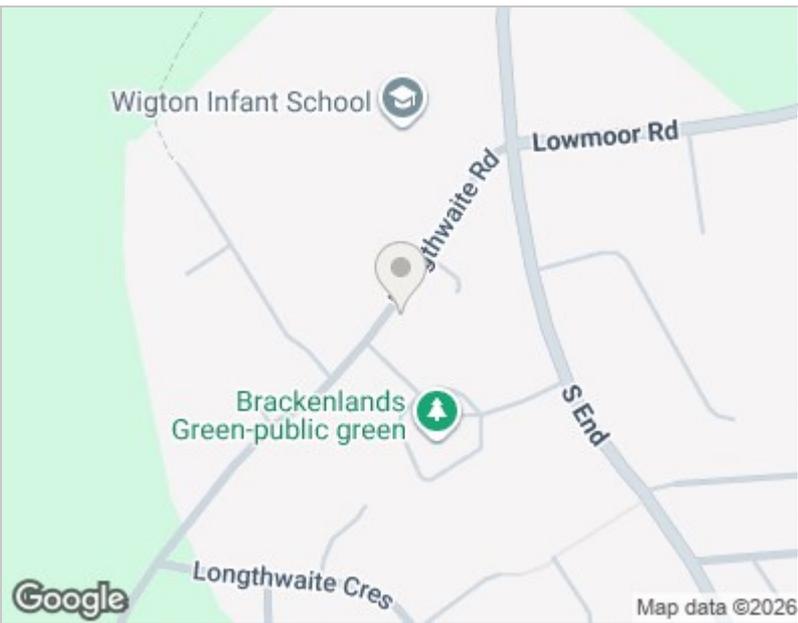
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC 	

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



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
<https://www.hunters.com>

