



83 Springfields, Wigton, CA7 9JT  
Guide Price £235,000

C&Rural

## 83 Springfields, Wigton, CA7 9JT

- Three/four bedroom semi-detached house
- Open-plan kitchen/diner with integrated appliances and breakfast bar
- Conservatory
- Master bedroom with ensuite
- Modern family bathroom
- Private rear garden with gated access at side
- Integral garage with utility area and WC
- Large driveway and on-street parking
- Gas central heating
- Vacant possession with no chain

Four bedroom semi-detached house situated in a pleasant cul-de-sac with brick paved driveway, integral garage and front and rear gardens.

**Council Tax band:** C

**Tenure:** Freehold

**EPC Rating:** D



83 Springfields is a spacious and versatile four bedroom semi-detached house situated in a pleasant cul-de-sac in Wigton. The property briefly comprises a open-plan kitchen/dining room, living room, conservatory, four bedrooms including a master en-suite, family bathroom and garage/utility. Externally there are front and rear gardens as well as a private brick paved driveway.

### **The Accommodation**

The front door welcomes an entrance hall with stairs leading to the first floor and living room. The living room is generous in size, featuring a gas fire and double glass paned doors which open to the open-plan kitchen/dining room. This room is the perfect place for dining including not only ample space for a large family dining table but also a breakfast bar with built in storage underneath.

The kitchen is complete with a range of cream floor and wall units, fitted with black wooden worktops and incorporating a selection of integrated appliances such as a electric oven and grill, electric hob, Hotpoint dishwasher and fridge. To the side of the back door there is a 1.5 bowl stainless steel drainer sink which overlooks the rear garden and there is a door which steps into the garage. Just off the dining area there is a conservatory benefiting from uPVC window and door which opens onto the garden patio.



Inside the garage there is a downstairs toilet, plumbing and cabinets which has served as a utility area and some more units which have been fitted to one wall for storage. The garage is spacious and would be great as a home gym or simply to be used as parking.

Upstairs there are four decent sized bedrooms. The master bedroom features a modern en-suite shower room and sliding doors which open into one of the other bedrooms acting as a dressing room. This could easily be partitioned off again to provide four bedrooms. The other two bedrooms are large doubles. One of them has a cupboard where the hot water tank is located. The modern family bathroom is fitted with floor and wall tiles, complete with a bath, wash basin and WC.

Externally, there is a brick paved driveway with small section of lawn laid with artificial grass and shrubbery. A side path and gate provides access to the rear garden where there is a sandstone patio and additional section of lawn also laid with artificial grass.



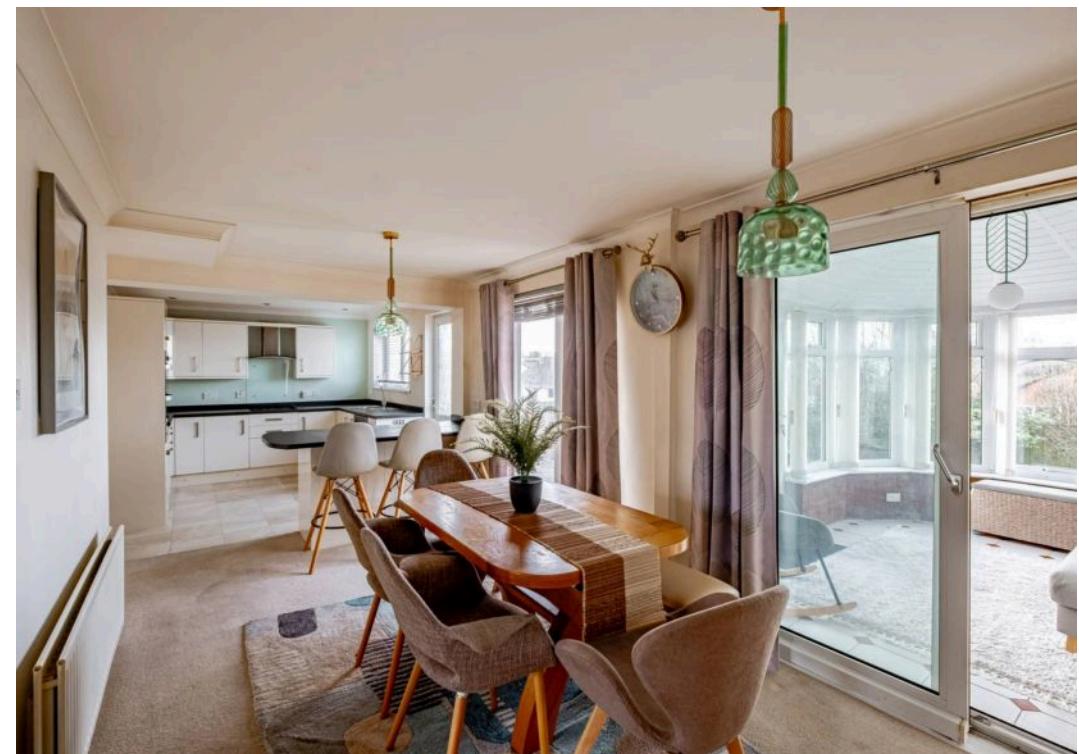
## Location Summary

Wigton is located approximately 12 miles from Carlisle and offers access to a railway station, an array of local shops, Wigton hospital, supermarkets, a library and many more amenities. Transport links are widely available. The M6 motorway, providing vital north-south connectivity and access to the wider UK motorway network, can be reached within approximately 30 minutes, making this an ideal location for commuters or those who travel regularly for business or leisure. The property itself is located to the South of the town in a quiet residential area at the end of a cul-de-sac. Keswick is only approximately 20 miles away, and the pretty village of Caldbeck and the Northern Fells are only around 7 miles away.

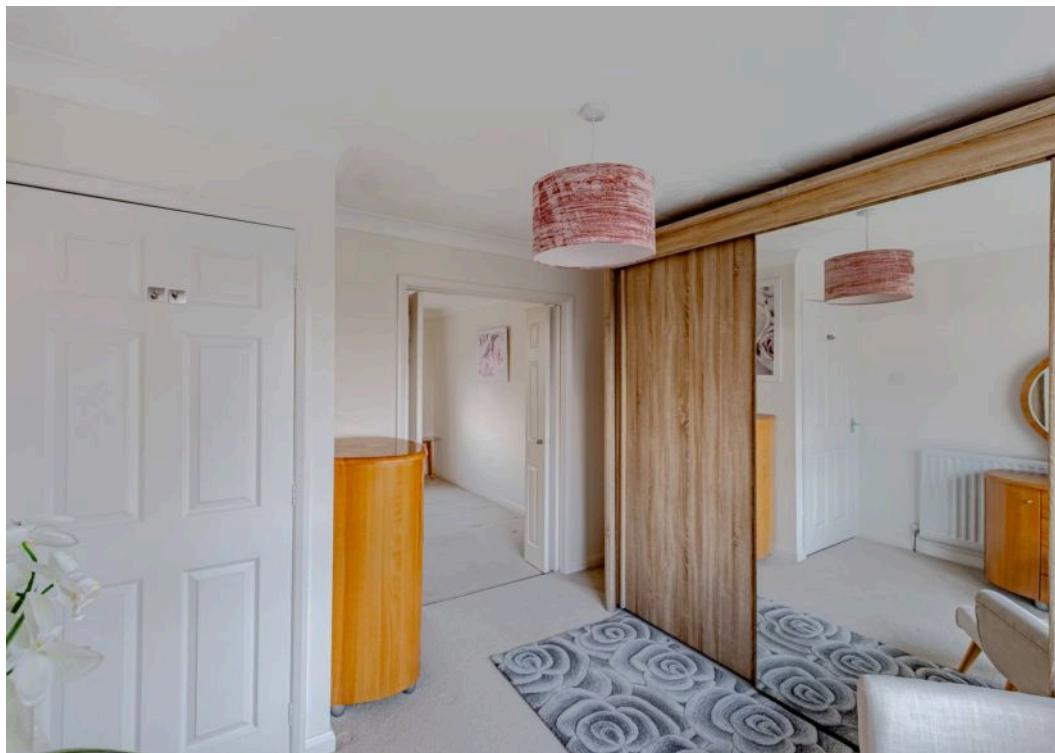
## What 3 words

//neat.expressed.hardening



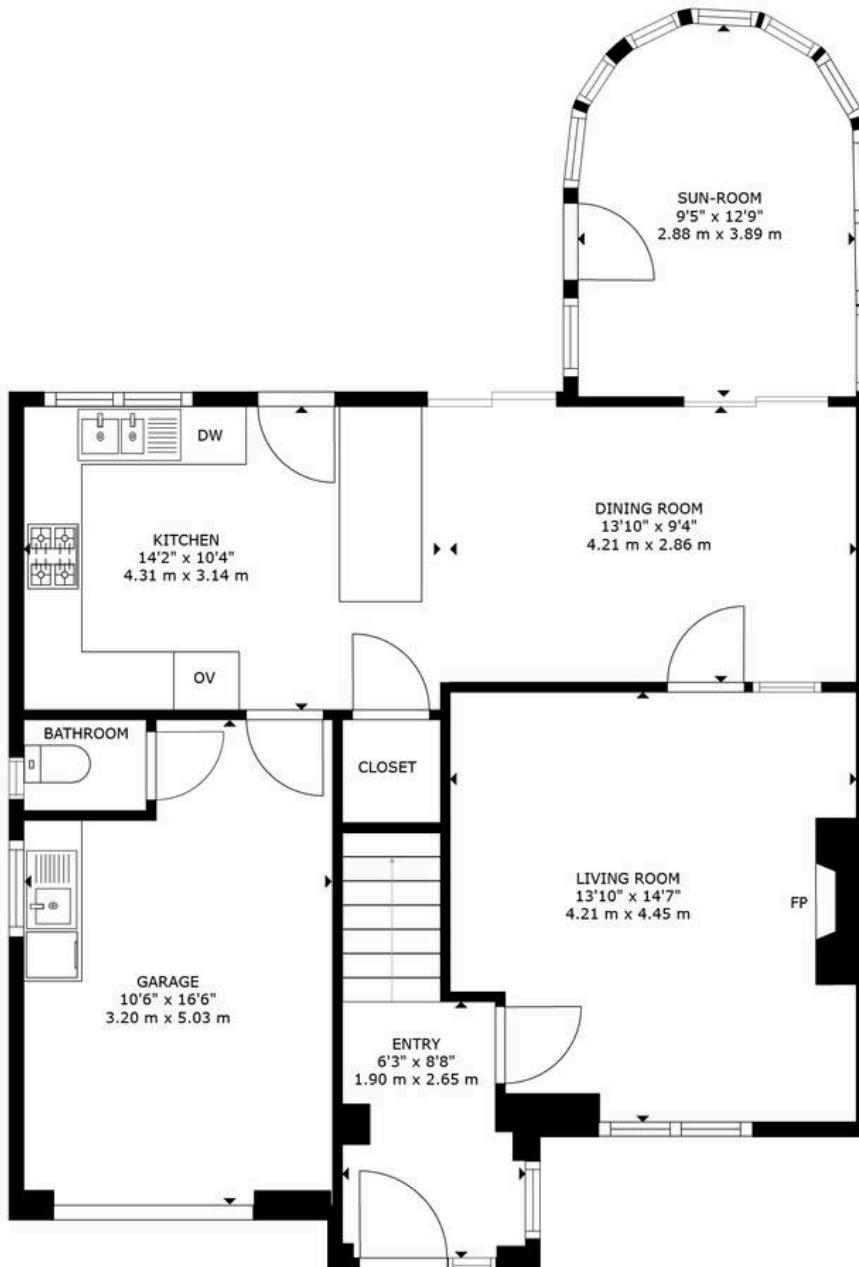








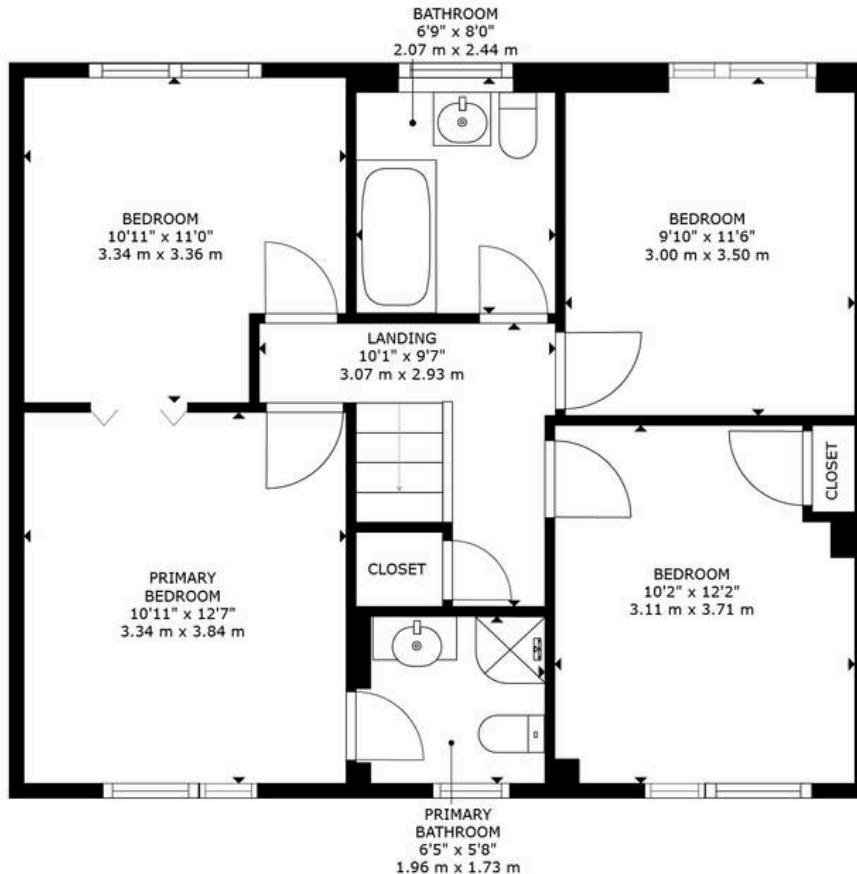




GROSS INTERNAL AREA  
FLOOR 1: 589 sq. ft, 54 m<sup>2</sup>, FLOOR 2: 787 sq. ft, 73 m<sup>2</sup>  
TOTAL: 1,376 sq. ft, 127 m<sup>2</sup>  
EXCLUDED AREA: GARAGE: 158 sq. ft, 14 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1

 Matterport®



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 589 sq. ft, 54 m<sup>2</sup>, FLOOR 2: 787 sq. ft, 73 m<sup>2</sup>  
 TOTAL: 1,376 sq. ft, 127 m<sup>2</sup>  
 EXCLUDED AREA: GARAGE: 158 sq. ft, 14 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 Matterport®

## GENERAL REMARKS & STIPULATIONS

**Tenure and Possession:** The Freehold title is offered for sale with vacant possession upon completion.

**Matters of Title:** The property is sold subject to all existing easements, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such matters.

**Disclosure:** The property will be sold subject to probate.

**Fixtures and Fittings:** All standard fixtures and fittings are to be included in the sale. All furniture and white goods is included.

**EPC Rating:** D

**Services:** 83 Springfields is served by mains water, mains electricity and gas central heating. Mobile phone signal is good. Fibre broadband is assumed to be available.

**Viewings:** Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299

**Offers:** Offers should be submitted to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed, any offer. All genuinely interested parties are advised to note their interest with the selling agents.

**Money Laundering Obligations:** In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted.

**Local Authority:** Cumberland Council, 111 Botchergate, Carlisle CA1 1RZ. The house is in Council Tax Band C.

**Website and Social Media:** Further details of this property as well as all others offered by C&D Rural are available to view on our website [www.cdrural.co.uk](http://www.cdrural.co.uk). For updates and the latest properties like us on [facebook.com/cdrural](https://facebook.com/cdrural) and Instagram on @cdrural.

**Referrals:** C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: Fisher Financial Solutions – arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT



Lakeside Townfoot Longtown  
Carlisle CA6 5LY

[www.cdrural.co.uk](http://www.cdrural.co.uk)  
T: 01228 792 299 | E: [office@cdrural.co.uk](mailto:office@cdrural.co.uk)

Important Notice C & D Rural and its clients give notice that:-

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. C&D Rural have not tested the services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.