

JUST LISTED

**53 ARGYLE
SQUARE, WICK
£145,000**



OVERVIEW



ABOUT THIS PROPERTY

This large family home is a five-bedroom B-Listed terraced property with garden to rear, located in the sought-after residential area of the tree-lined Argyle Square. The heating system is mains gas and there is a multi-fuel burner to one of the lounges.

FEATURES

✓ 5 Bedrooms

✓ 2 Receptions

✓ Garden to Rear

CONTACT DETAILS

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CoghillHomes.Com](http://www.CrawfordAndCoghillHomes.Com)

This large family home is a five-bedroom B-Listed terraced property with garden to rear, located in the sought-after residential area of the tree-lined Argyle Square. Accommodation comprises two lounges, kitchen/diner, utility area and modern shower room on ground floor. Upstairs there are three bedrooms and a bathroom, on the upper floor there are a further two bedrooms. The heating system is mains gas and there is a multi-fuel burner to one of the lounges. To the rear there is a walled enclosed garden which is mainly laid to lawn with trees, shrubs and flower borders, accessed from the rear lobby and also from the front, through a pend to the side.

Hallway

There is a half-glazed timber entrance door into the hallway which has an open storage area and stairs leading to the first floor. The flooring is laid to vinyl and there is a radiator to the wall. The ceiling is finished with wood-lining.

Lounge 1: 4.70m x 3.50m

This large lounge is fitted with a multi-fuel burner which sits on a Caithness flagstone hearth with a wood mantle and surround. A window faces to the front with a deep sill and the flooring is laid to carpeting. There is a radiator to the wall and the ceiling is finished with wood-lining.

Lounge 2: 4.70m x 3.70m

This large room has original floorboards and a window facing to the front which has cupboards below housing a gas meter. There is a disconnected gas fire set in a fireplace with hearth and mantle. The ceiling has been finished with wood-lining.

Lobby

The flooring is partial vinyl and partial exposed floorboards. There is an open utility area and a step leads down into the rear lobby.

Open Utility Area: 1.79m x 1.72m

There are fitted worktops with fitted units above and services below for a washing machine and tumble drier. There is an open coat cupboard fitted with hooks and the ceiling has been finished with wood-lining.

Rear Lobby

There is a half-glazed door opening into the garden. The flooring is laid to vinyl.

Shower Room: 2.33m x 2.22m

This lovely modern room has a large corner shower fitted with a Triton electric shower and shower-boarding to the walls. The W.C. is fitted into a unit and there is a round bowl handbasin with mixer tap also set onto a unit with storage drawers below. Opaque windows face to both side and rear. The flooring is laid to vinyl and there is a heated towel rail.

Kitchen/Diner:4.70m x 3.24m

There are wall and base units with fitted worktops and a black ceramic one-and-a-half bowl sink with mixer tap and drainer. There is a fitted 5-ring gas hob with cooker hood above and fitted electric oven below. A window with a deep sill faces over the rear garden and the flooring is laid to vinyl.

Stairs to First Floor Landing

There is carpeting to the stairs and landing. The landing ceiling has been finished with wood-lining and a window faces to the front. There is a radiator to the wall and doors lead to 3 bedrooms and a family bathroom.

Master Bedroom: 4.00m x 3.83m

This large bedroom has a window facing to the front with a deep sill. The flooring is laid to carpet and there is a radiator to the wall. There are fitted wardrobes with cupboards above along the length of one full wall.

Bedroom 2: 4.66m x 3.85m

This large bedroom has a window facing to the front with a deep sill and the flooring is laid to carpeting, there is a radiator to the wall.

Bedroom 3: 3.52m x 2.23m at widest.

This smaller bedroom has a window facing to the rear with a deep sill. There is a radiator to the wall and the flooring is laid to carpeting.

Family Bathroom: 3.52m x 2.19m at widest.

The bath is set into a surround which is fitted with shower-boarding and there is a W.C. and hand basin. There is a radiator and mirrored cabinet to the wall. An opaque window faces to the rear and the flooring is laid to vinyl.

Stairs to Upper Landing

There are display cabinets to one side of the staircase, the flooring is laid to carpeting and four sets of double doors give access to eaves storage. There is a radiator to the wall and doors lead into a further two bedrooms.

Bedroom 4: 3.55m x 3.37m

This attic room has combed ceiling to either side and is fitted with a velux window. There is an open wardrobe and the flooring is laid to laminate. The hatch to the attic space is located in this room.

Bedroom 5: 3.73m x 3.00m

This attic room also has combed ceiling to either side and is fitted with a velux window. There is an open wardrobe and the flooring is laid to laminate. There is a radiator to the wall.

Garden

There is a walled enclosed garden to the rear which is laid mainly to lawn with trees, shrubs and flower beds. There is access into the garden from the rear lobby which leads onto paved patio area, there is also access from the front through a pend to the rear.

COUNCIL TAX BAND: C

EPC: E

POSTCODE: KW1 5AJ

PRICE: Offers Over £145,000

ENQUIRIES: jacqueline@crawfordandcoghilhomes.com

VIEWINGS: By appointment with Crawford & Coghill Homes – 07535 356258

OFFERS TO: Offers should be submitted to Crawford & Coghill Homes, 28 Bank Row, Wick, KW1 5EY

OFFICE HOURS: 2–5pm Monday – Friday and anytime by appointment

WHAT3WORDS: /// arena.scoop.betraying

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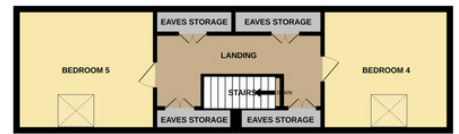
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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