

Hopes Auction Company Limited,
13 High Street, Wigton, Cumbria, CA7 9NJ
Telephone: 016973 43641 Fax: 016973 43743
E-mail: estateagents@hopesofwigton.co.uk
Website: www.hopesofwigton.co.uk

AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS



A SUPERB INVESTMENT OPPORTUNITY

A PAIR OF 2 BEDROOMED SEMI-DETACHED COTTAGES
EACH WITH SURROUNDING GARDENS AND YARD AREAS

THESE ATTRACTIVE COTTAGES BENEFIT FROM RURAL OUTLOOKS
AND ARE WELL SITUATED
FOR BOTH THE TOWNS OF WIGTON AND ASPATRIA

1 & 2 LEEGATE COTTAGES, LEEGATE, WIGTON. CA7 0BT



PRICE REGION £220,000

NO. 1 LEEGATE COTTAGES IS CURRENTLY OCCUPIED UNDER A PROTECTED
TENANCY

NO. 2 LEEGATE COTTAGES IS TO BE SOLD WITH VACANT POSSESSION

Registered in England No: 52362 Registered Office: 93 High Street, Wigton, CA7 9PG
VAT Reg No: 256 4393 42
Directors: DA Harrison (Chairman); JT Brockbank; JJ Dixon; RE Jackson,
S Robertson F.I.A EST (Scot); B Walton; JT Wilson; J Hope; K Jarman

D W Bulman F.R.I.C.S.
Estate Agency Manager
I M Graham
Company Secretary

ALSO AT 8 STATION ROAD, SILLOTH CA7 4AE - 016973 32018

DIRECTIONS

No. 1 & 2 Leegate Cottage is located on the A596, on the left hand side before you reach High Scales if travelling from Wigton to Aspatria.

GENERAL DESCRIPTION

NO. 1 LEEGATE COTTAGES

This cottage would benefit from general modernisation throughout and is currently occupied under a protected tenancy.

GROUND FLOOR

Entrance Hall – stairs off.

Front Living Room

11'2" x 12'2". With open fire and surround, built in and under stairs storage cupboards.

Dining Room

12'8" x 7'7". With solid fuel Rayburn stove (heats domestic hot water).

Kitchen

8'4" x 6'3". With fitted storage units, sink and pantry cupboard.

Downstairs Bathroom

With Bath unit and wash hand basin.

Outside WC

FIRST FLOOR

Landing

Front Bedroom

15'11" x 12'5" maximum 'L' shaped measurements

Back Bedroom

7'9" x 12'10".

SERVICES

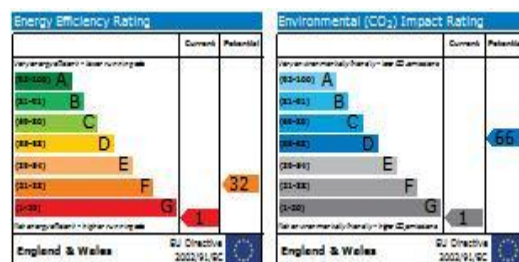
Mains water and electric. Partly Double glazed. Shared septic tank drainage.

OUTSIDE

The grounds to the rear of No.1 consists of: Outside WC, a range of outside stores including a coal house, yard and drive area. To the side lies shrubbery gardens. Single Garage and Greenhouse.

To the front is a tarmac parking area shared between the two cottages.

EPC



IMPORTANT NOTICE

These particulars have been prepared in all good faith without responsibility on the part of the agents or their clients to give a general guide only as to the property. Nothing contained herein must be relied upon as a statement or representation of fact. These particulars do not form any part of an offer or contract and neither the agent nor their employees have any authority to make or give any representations or warranties whatever in relation to these properties. We have not tested any services, appliances or installations nor carried out a survey. Areas, measurements or distances are given as a guide only and are not precise. Only specific items referred to are included. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these particulars and no responsibility can be accepted for any loss or expense incurred in viewing. If any points are particularly relevant to your interest please ask for further information.

NO. 2 LEEGATE COTTAGES

This cottage benefits from modern appointment and well maintained presentation. This property is to be sold with vacant possession.

GROUND FLOOR

Front Entrance Hall

Stairs off.

Living Room

12'1" x 12'7". With open fire and surround and understairs storage area.

Kitchen

12'8" x 7'7". With range of fitted units and worktops, plumbing for washing machine and oil boiler. Rear access door.

FIRST FLOOR

Landing.

Bathroom

With 4 piece suite; bath (electric shower over), WC and wash hand basin.

Bedroom

12'4" x 8'10".

Back Bedroom

12'10" x 7'8". Two steps lead down from the landing into this bedroom.

SERVICES

Oil central heating, uPVC double glazing and shared septic tank drainage. Mains water and electric.

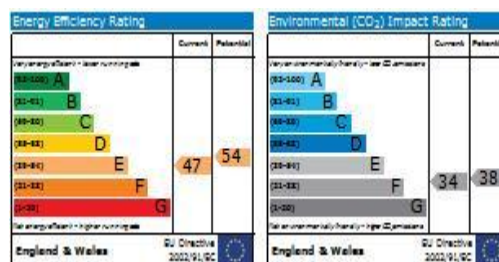
OUTSIDE

With yard and outside stores situated to the rear and good sized lawned garden which runs down the side of the property.

VIEWING

Strictly by appointment through the Agents, Hopes of Wigton 016973 43641

EPC



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