

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 NEATLY PRESENTED 2 BEDROOMED PLUS ATTIC ROOM
MID-TERRACED HOUSE WITH REAR YARDS
SITUATED ON THE SOUTHERN OUTSKIRTS OF TOWN

10 COMELY BANK, ASPATRIA, WIGTON. CA7 2AN



PRICE REGION £90,000

LIVING ROOM, DINING KITCHEN, REAR HALL, DOWNSTAIRS BATHROOM, 2 DOUBLE
BEDROOMS, ATTIC ROOM.

REAR PAVIOUR YARD PLUS LARGER SEPARATE YARD.
GAS CENTRAL HEATING, UPVC DOUBLE GLAZING

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

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

Aspatria is located on the A596, once in Aspatria take Station Road which heads towards Aspatria Railway Station. Comely Bank is located down on the right hand side immediately before taking the bridge which runs over the railway line.

GENERAL DESCRIPTION

The accommodation provides:-

GROUND FLOOR

Entrance to:-

Living Room



12'2" x 14'8". Good sized and appointed reception room with open living flame gas fire and stairs off. This room opens through to:-

Dining Kitchen



11'9" x 12'. With a good range of fitted storage units and worktops with breakfast bar. The range provides; sink and drainer, electric oven & hob, plumbing for washing machine. This room also provides built in cupboard and tiled floor.

Rear Hall

With rear patio door and leads through to:-

Downstairs Bathroom



11' x 6'5". With 3 piece suite; WC, wash hand basin and bath with thermostatic shower over.

FIRST FLOOR

Landing.

Rear Bedroom



12'1" x 12'3" maximum 'L' shaped measurements. Double room.

Front Bedroom



14' x 7'8". Double room with mirror fronted fitted wardrobes. Door leading to attic stair well, with boiler cupboard.

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.

Attic Room



11'9" x 17'10" restricted headroom. With eaves storage and velux roof window.

OUTSIDE

With rear paviour yard, plus larger separate yard area with outhouse for storage.

SERVICES

Gas central heating, uPVC double glazing and all mains services connected.

COUNCIL TAX

Band 'A'.

VIEWING

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

EPC

Available.

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