

**Hopes Auction Company Limited,**  
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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

**HOPES**  
**of Wigton**  
**ESTATE AGENTS**

THIS IS A PLEASANT TERRACED HOUSE OCCUPYING A CENTRAL LOCATION WITHIN THE TOWN'S CONSERVATION AREA. CONVENIENTLY LOCATED FOR CHURCH, SCHOOL, SHOPS, THE GREEN AND SPORTS FACILITIES.

**10 SOLWAY STREET, SILLOTH, WIGTON CA7 4AR.**



**PRICE REGION £118,000**

ACCOMMODATION COMPRISES BRIEFLY ENTRANCE HALL, SPACIOUS OPEN PLAN LOUNGE/DINING ROOM, FITTED KITCHEN, BATHROOM AND THREE BEDROOMS PLUS AN ATTIC ROOM. GAS FIRED CENTRAL HEATING IS INSTALLED AND OLDER STYLE DOUBLE GLAZED WINDOWS. TO THE REAR IS A SELF CONTAINED YARD WITH A MOST USEFUL GARAGE OFF. FITTED CARPETS, CURTAINS AND BLINDS ARE INCLUDED IN THE SALE OF THIS APPEALING FAMILY HOME.

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);  
RE Jackson; S Robertson F.I.A EST (Scot); B Walton; JT Wilson C.A

**R. Johnston** F.N.A.E.A  
Estate Agency Manager  
**I M Graham**  
Company Secretary

**ALSO AT 13 High Street, Wigton CA7 9NJ – 016973 43641**

## Ground floor:

### Entrance Hall:

Small cupboard containing electricity meters. Access to walk in understairs cloaks cupboard with shelving and gas meter.

**Lounge/Dining Room:** (29'10" overall x 11'3" Max. approx.) A spacious reception room with a focal point provided by the gas fire with coal effect and distinctive surround incorporating shelved display recesses, TV display surface and video recess. There are windows to both front and rear and the two lights are equipped with fans.



**Kitchen:** (15'4" x 7'2" approx.)

Fitted wall and floor units with worksurfaces and breakfast bar. Single drainer stainless steel sink unit with mixer tap. Plumbed for washer. Vented for dryer. Strip lighting.

## First floor:

**Landing:** Walk in shelved airing cupboard with hot water cylinder, light and electric immersion heater.

**Bedroom 1:** (14' x 8'6" approx.) With wardrobes, cupboards and drawers.

**Bedroom 2:** (11'6" x 9' approx.)

**Bedroom 3:** (10'9" x 6'1" approx.)

**Bathroom:** Newly installed suite with tiled floor and walls, underfloor heating, spotlighting and ladder style radiator. Suite comprising bath with shower and screen, pedestal washhandbasin and W.C.



## Second floor:

**Attic Room:** (19'5" overall, with limited headroom x 11'4" plus 3'4" approx into recess.)

There is a permanent staircase to this area but the loft conversion does not have Building Control Approval and therefore cannot be classed as additional living accommodation, such as an extra bedroom.

## OUTSIDE:

Self contained rear yard with access to **Garage:** (18'10" x 8'2" approx.) with up and over door, power, strip lighting, water etc.

## SERVICES:

Mains electricity, gas, water and drainage. Telephone connection. Gas fired central heating.

## COUNCIL TAX:

Band A

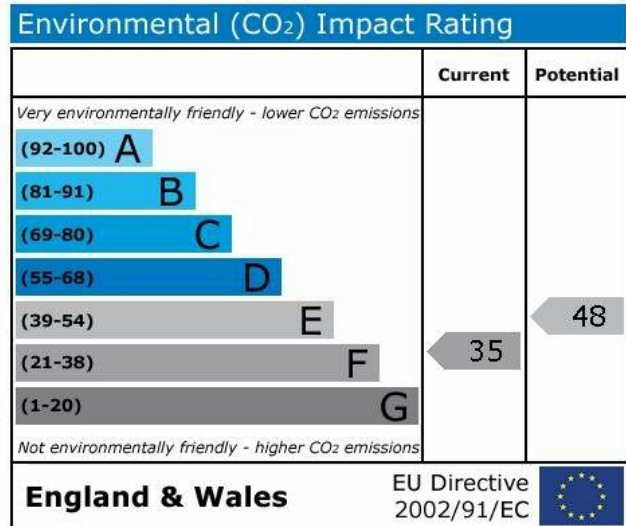
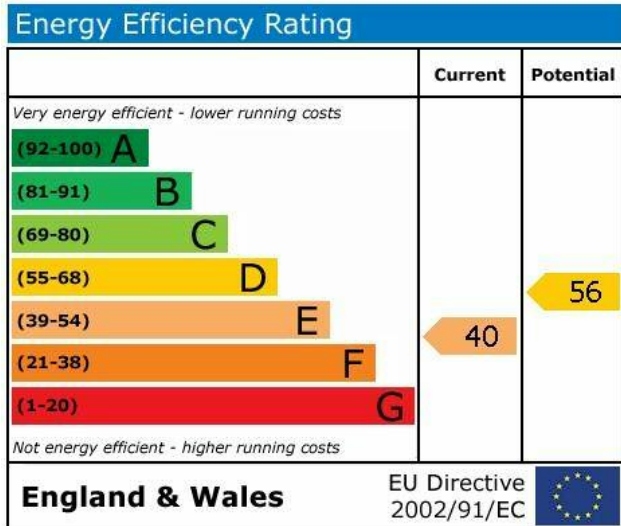
## VIEWINGS:

Strictly through the agents, Hopes Estate Agents 016973 32018.

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### 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.



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