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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS

AN IMPRESSIVE MODERNISED HOUSE SITUATED WITHIN THE TOWN'S
CONSERVATION AREA. CENTRAL LOCATION CONVENIENT FOR ALL AMENITIES
INCLUDING CHURCH, SCHOOLS, SHOPS ETC

11 WAMPOOL STREET, SILLOTH, WIGTON CA7 4AA.



PRICE REGION £187,500

DISTINCTIVE FEATURES INCLUDING CEILING CORNICES AND ROSES, DADO RAILS,
PICTURE RAILS ETC.

ACCOMMODATION COMPRISES BRIEFLY VESTIBULE, HALL, SITTING ROOM, DINING
ROOM, CLOAKROOM, FITTED KITCHEN, UTILITY ROOM, BATHROOM,
BOXROOM/COMPUTER ROOM AND FOUR BEDROOMS (ONE WITH EN SUITE SHOWER
ROOM). THIS IS A FINE FAMILY HOME WHICH IS DECORATED TO A HIGH AND MOST
TASTEFUL STANDARD.

Registered in England No: 52362 Registered Office: 93 High Street, Wigton, CA7 9PG
VAT Reg No: 256 4393 42
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Estate Agency Manager
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Company Secretary

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

ACCOMMODATION:

Ground floor:

Vestibule: UPVC external door. Cupboard housing electricity meters. Corniced ceiling and dado rail. Part glazed inner door to hall with coloured glass panes over and dentil cornice.

Hall: Noteworthy features include corniced ceiling, dado rail etc. Additional electric night storage heater. Access to shelved understairs cupboard with light. Glazed multi paned door to:



Sitting Room: (16'1" x 13'11" approx.) With elegant bay window, ceiling rose, cornice and picture rail. An appealing focal point is afforded by the gas fire with coal effect and feature hearth/surround and overmantel. TV aerial socket.



Dining Room: (13'3" Max. narrowing to 11'8" x 13'11" approx.) With double glazed UPVC French doors to rear yard. Ceiling cornice and picture rail. Wooden shelving with glass shelving over to recess. Gas point for fire and recess (former fireplace). Glazed multi paned door to hall. TV aerial socket.



Cloakroom: Half tiled walls and tiled floor. W.C. Roller blind to window.

Kitchen: (14' Max. x 10'4" approx.) Recently fitted wall and floor units incorporating drawers and worksurfaces with tiling above. One and a half bowl single drainer stainless steel sink unit. Tiled floor. Spot lighting. Electric multi function Belling oven with gas hob unit and extractor with light. Ample 13 amp sockets. Telephone connection. Integral Dishwasher. TV socket. Glazed multi paned door to the hall.



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.

Utility Room: (10'3" x 7'5" approx.) Single drainer stainless steel sink unit, wall and floor units and worksurfaces. Tiled floor. Plumbed for washing machine. UPVC external door.

First floor:

Landing: Access via attractive staircase with curving handrail. Dado rail. Additional electric night storage heater. Built in airing cupboard housing Baxi condensing boiler with light.



Bedroom 1: (14' x 13'7" Max. approx.) Distinctive features to this well lighted front bedroom include fine ceiling rose and cornices and fireplace with tiled hearth/surround and overmantel. TV aerial socket.



Bedroom 2: (13'11" x 11'9" plus 1'7" approx. into recess) Built in wardrobe with hanging facility and shelving. TV aerial socket.



Bedroom 3: (10'8" x 7'2" approx.) TV aerial socket.

Boxroom/Computer Room: (6'9" x 4'5" approx.) This could equally serve as an excellent laundry/linen room.

Bathroom: (10'3" x 7'6" approx. excluding recess) Suite comprising bath, pedestal washhandbasin and W.C. Shower in separate cubicle. Spotlighting. Part tiled walls.



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Second floor:

Bedroom 4: (13'8" Max. with limited headroom x 11'10" approx.) A charming room with laminate flooring and double glazed veluxe window. TV aerial socket.



En suite Shower Room: Shower in tiled cubicle, pedestal washhandbasin and W.C. Three most attractive fixed rectangular lights within inner wall.

Landing: Tilt and turn double glazed veluxe window. Access to eaves.

OUTSIDE:

Railed forecourt garden. Spacious part flagged rear yard with room for a car parking area. Two small raised flower beds with brick retaining walls and shrubs including lavender and pieris. Two attractive climbers – clematis and honeysuckle. Outside lighting.

SERVICES:

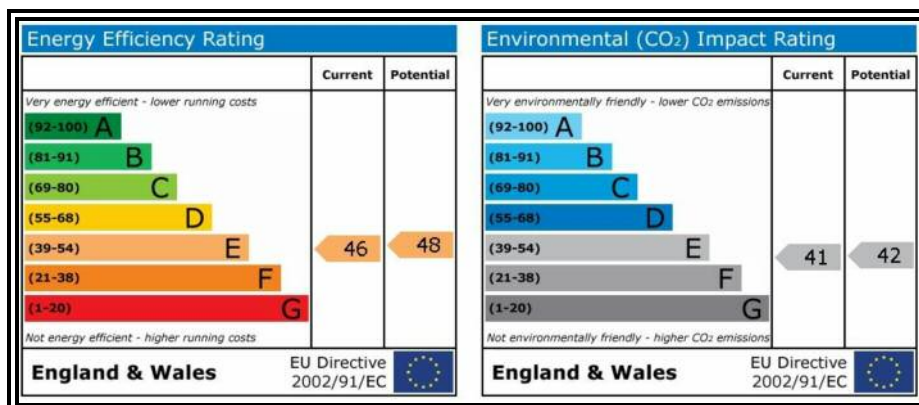
Mains electricity, gas, water and drainage. Telephone connection. Gas fired central heating. Double glazed windows.

COUNCIL TAX:

Band B.

VIEWINGS:

Strictly through the agents, Hopes Estate Agents 016973 32018.



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