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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS

THIS MOST IMPRESSIVE SEMI DETACHED BUNGALOW IS WELL LOCATED ON A PLEASANT SMALL PRIVATE RESIDENTIAL DEVELOPMENT ON THE OUTSKIRTS OF SILLOTH NEAR THE GOLF COURSE AND WEST BEACH

12 GREENROW MEADOWS, SILLOTH, WIGTON CA7 4HY



£139,000 REGION

WELL PRESENTED ACCOMMODATION COMPRISING HALL, ATTRACTIVE LOUNGE WITH ACCESS TO REAR GARDEN, FITTED KITCHEN/BREAKFAST ROOM, TWO GOOD BEDROOMS (PRINCIPAL ONE HAS EN SUITE SHOWER ROOM) AND BATHROOM. WELL STOCKED GARDENS, FLAGGED PATIO AREA, GARAGE ETC. GAS FIRED CENTRAL HEATING AND DOUBLE GLAZED WINDOWS ARE PROVIDED.

Registered in England No: 52362 Registered Office: 93 High Street, Wigton, CA7 9PG
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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

ACCOMMODATION:

Hall:

With UPVC external door. Smoke detector. Access point to roof space. Tiled floor covering which continues into both the kitchen and bathroom.

Lounge: (14'8" Max. x 13' Max. approx.)

A most appealing reception room with focal point of electric fire and UPVC door to rear garden.



Kitchen/Breakfast Room: (13'1" x 9'10" approx.)

Fitted wall and floor units incorporating drawers and worksurfaces. One and a half bowl single drainer stainless steel sink unit. Plumbed for washer. Electrolux oven with gas hob unit and fan. Built in cupboard housing boiler.



Bathroom:

Suite consisting of bath, pedestal washhandbasin and W.C. Built in shelved airing cupboard. Part tiled walls.

Bedroom 1: Rear. (13'3" Max. x 8'9" approx. to face of wardrobes)

Range of fitted wardrobes and cupboards.



En Suite Shower Room:

With shower in cubicle. Pedestal washhandbasin and W.C. Extractor.

Bedroom 2: Front. (11'1" Max. x 9'1" approx.)

Range of fitted wardrobes/cupboards.

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.

OUTSIDE:

With shrub border to front. There is also a sheltered rear garden with lawn, shrubs, roses and flagged patio area.

Semi detached **Garage:** (17'4" x 8'8" approx.)

With pitched roof, roller door, power and lighting.

**SERVICES:**

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

COUNCIL TAX:

Band B.

VIEWINGS:

Strictly through the Agents, Hopes Estate Agents Tel: 016973 32018.

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