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**AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS**

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



A 3 DOUBLE BEDROOMED MID-LINK HOUSE WITH  
GARAGE AND GARDEN BENEFITTING FROM IMMACULATE MODERN PRESENTATION  
SITUATED IN THIS QUIET CUL-DE-SAC  
WITHIN WALKING DISTANCE TO THE TOWN CENTRE

**14 BEECH CROFT, WIGTON. CA7 9QA**



**PRICE REGION £124,950**

NO ONWARD CHAIN

HALL, 22FT THROUGH LIVING/DINING ROOM, KITCHEN, SUN PORCH,  
3 DOUBLE BEDROOMS, BATHROOM.  
GAS CENTRAL HEATING, 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); JT Brockbank; JJ Dixon; RE Jackson,  
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**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**

From our Office go South along High Street and opposite the Auction Mart turn right into George Street; then first left into William Street and then right and continue round to the end of Beech Croft.

## **GENERAL DESCRIPTION**

The accommodation provides:-

### **GROUND FLOOR**

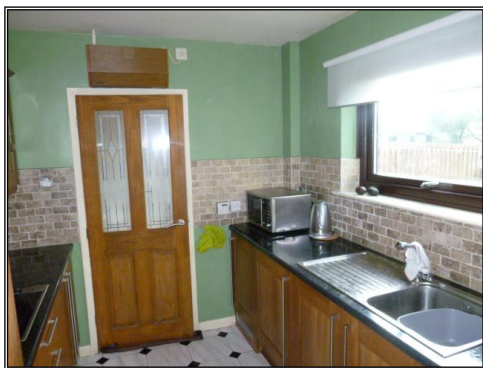
**Entrance Hall** –with stairs off.

### **Through Living Cum Dining Room**



10'8" x 22'9". With open living flame gas fire and attractive surround. Glazed double doors leading to rear patio.

### **Kitchen**



9'5" x 7'11". With a good range of fitted units incorporating electric oven & hob, integrated fridge, freezer and dishwasher, stainless steel sink and drainer.

### **Rear Hall**

With plumbing for automatic washing machine and doors leading to sun porch and integral garage.

### **Rear Sun Porch**

6'3" x 5'8". Partly glazed and rear patio door.

### **Integral Garage**

With power and light supplies and plumbing for automatic washing machine.

## **FIRST FLOOR**

Landing with shelved airing cupboard and loft access hatch

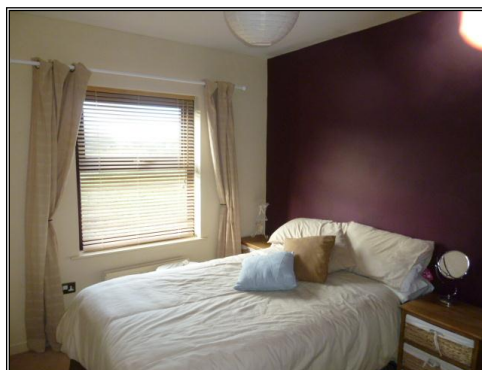
### **Bathroom**

With contemporary 4 piece suite; bath, WC, wash hand basin and electric control shower. Fully tiled walls & floor, velux roof windows and heated towel rail.

### **Bedroom**

13'4" x 7'6".

### **Back Bedroom**



8'4" x 10'10" including glass fronted fitted wardrobes.

### **Front Bedroom**



10'9" x 11'9" including fitted wardrobes.

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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.

## OUTSIDE



With stone garden & tarmac parking drive to the front of the property. Fenced patio garden to the rear with open aspect views.

## SERVICES

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

## VIEWING

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

## EPC

Energy Efficiency Rating		Current	Potential	Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
(95-100) A				(95-100) A			
(85-94) B				(85-94) B			
(75-84) C				(75-84) C			
(65-74) D		65	72	(65-74) D	63	73	
(55-64) E				(55-64) E			
(45-54) F				(45-54) F			
(35-44) G				(35-44) G			
Rating scale based on higher running costs				Rating scale based on higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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