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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS

A GOOD SIZED 2 DOUBLE BEDROOMED PLUS ATTIC ROOM
MID-TERRACED HOUSE SITUATED ON A QUIET RESIDENTIAL STREET
NEAR THE CENTRE OF TOWN

15 BROUGH STREET, ASPATRIA. CA7 3AT



PRICE REGION £59,999

LIVING ROOM, BREAKFAST KITCHEN, REAR HALL,
DOWNSTAIRS BATHROOM, UTILITY PORCH,
2 DOUBLE BEDROOMS, 1 ATTIC ROOM.
SELF CONTAINED REAR YARD & GARDEN.
GAS CENTRAL HEATING, UPVC DOUBLE GLAZING.

IMMEDIATE VACANT POSSESSION

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

The entrance to Brough Street is located off the A596/Queen Street, just opposite the public car park/toilets in Aspatria. Number 15 is located on the left hand side, halfway up the street.

GENERAL DESCRIPTION

The accommodation provides;

GROUND FLOOR

Entrance to:-

Living Room

12'3" x 11'10". With inset electric fire and surround. Leading through to Landing – with stairs off.

Breakfast Kitchen

11'11" x 12'4". With fitted units and work surfaces, sink unit, breakfast bar, tiled floor, electric cooker and gas hob.

Rear Hall

With Wash hand basin, leads through to:-

Downstairs Bathroom

With 2 piece suite; Corner Bath unit (electric control shower over) and WC.

Rear Utility Porch

5'7" x 7'10". Partly glazed with patio door and plumbing for automatic washing machine.

FIRST FLOOR

Landing with stairs to attic off.

Front Bedroom

11'9" x 12'7". Double room with built-in cupboard.

Back Bedroom

12'6" x 9'5". Double room with built-in wardrobe.

Attic Room

With velux roof window.

Outside



With self contained rear yard and low maintenance garden and outside store.

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.

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.