

Hopes Auction Company Limited,
13 High Street, Wigton, Cumbria, CA7 9NJ
Telephone: 016973 43641 Fax: 016973 43743
E-mail: estateagents@hopesofwigton.co.uk
Website: www.hopesofwigton.co.uk

AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS

A WELL PRESENTED GOOD SIZED
3 BEDROOMED 2 BATHROOMED ATTACHED LINK HOUSE WITH
GARDEN AND GARAGE
SITUATED IN THIS QUIET RESIDENTIAL CLOSE
ON THE OUTSKIRTS OF TOWN.

16 BROOKFIELDS, WIGTON, CA7 0AF



PRICE REGION £159,995

HALL, DINING KITCHEN, LIVING ROOM, MASTER EN-SUITE BEDROOM,
2 FURTHER BEDROOMS, BATHROOM,
GARDEN, GARAGE AND DRIVE.
GAS CENTRAL HEATING, UPVC DOUBLE GLAZING.

NO ONWARD CHAIN

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

From the Centre of Town go along West Street/West Road for about ¾ Mile to the entrance to Brookfields cul-de-sac development on the left; if on the A596 take the Town turn off at the Western end of the by-pass – once over the Railway Bridge turn into Brookfields which stands back behind the trees on the right.

GENERAL DESCRIPTION

The accommodation provides;

GROUND FLOOR

Entrance Hall

With cloakroom (WC & wash hand basin) and stairs off.

Living Room



17' x 10'7" plus understairs area with cupboard. With open living flame gas fire, French doors and benefiting from double aspects.

Dining Kitchen



16'10" x 11'6". Benefiting from double aspects with a range of fitted pine fronted floor and wall units, integrated; fridge, freezer and dishwasher, electric double oven, gas hob and extractor unit, plumbed for automatic washing machine. French doors to rear garden area.

FIRST FLOOR

Landing with double airing cupboard

Master Bedroom



10'9" x 10'. With Ensuite Shower Room; with 3 piece suite and partly tiled.

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.

Bedroom

8'5" x 11'7". Benefiting from double aspects

Bathroom

With white 3 piece suite; Bath, Wash hand basin and WC.

3rd Bedroom

7'6" x 6'6".

OUTSIDE



Good sized corner plot garden with patio. Paviour drive and attached Garage.

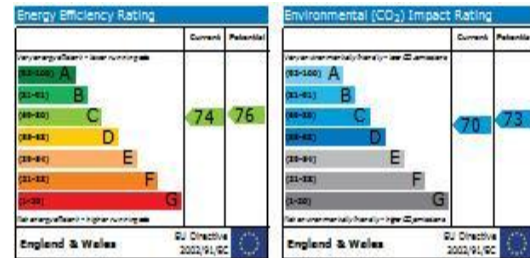
SERVICES

Gas central heating. Mains water, electric and drainage. uPVC double glazing.

COUNCIL TAX

Band 'D'

EPC



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.



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.