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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS

A COMPREHENSIVELY RENOVATED TERRACED HOUSE IN A WELL FAVOURED LOCATION NEAR ALL AMENITIES AND WITHIN THE CONSERVATION AREA

19 CALDEW STREET, SILLOTH, WIGTON CA7 4BY



PRICE REGION £178,000

SPACIOUS ACCOMMODATION PROVIDING HALL, SITTING ROOM, DINING KITCHEN, UTILITY ROOM, CLOAKROOM, BATHROOM, THREE FIRST FLOOR BEDROOMS PLUS ONE SECOND FLOOR BEDROOM.

GAS FIRED CENTRAL HEATING AND DOUBLE GLAZED WINDOWS ARE PROVIDED FORECOURT AND REAR YARD (POTENTIAL FOR CAR PARKING) WITH USEFUL RANGE OF OUTBUILDINGS

INSPECTION IS STRONGLY RECOMMENDED

Registered in England No: 52362 Registered Office: 93 High Street, Wigton, CA7 9PG
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Estate Agency Manager
I M Graham
Company Secretary

ALSO AT 13 HIGH STREET, WIGTON CA7 9NJ – 016973 43641

ACCOMMODATION

Ground floor:

Hall:

With UPVC external door and panelled internal doors. Elegant finishes to ceilings including cornices and mouldings. Access to understairs store cupboard with light.

Sitting Room: (14'9" x 14'2" approx.)

A fine reception room with coved ceiling and a focal point provided by the gas fire with coal effect, hearth and surround.



Kitchen/Dining Room: (13'2" narrowing to 8'9" x approx.)

Newly installed wall and floor units incorporating drawers and worksurfaces. Single drainer stainless steel sink unit with mixer tap. Spotlighting. Two windows to rear elevation. Zanussi oven, hob and fan.



Utility Room: (14'4" x 5'8" approx.)

Base unit and worksurface. Plumbed for automatic washer. Gas fired Baxi combi boiler. UPVC external door to rear yard.

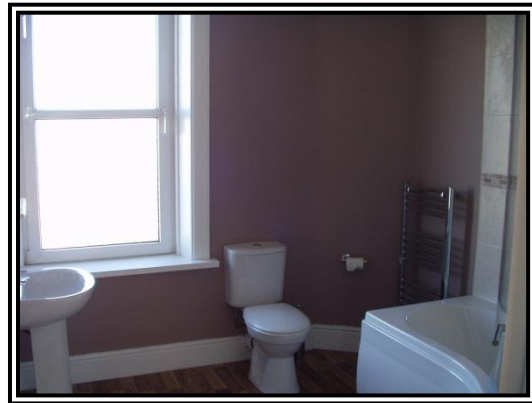
Cloakroom:

With W.C. and corner washhandbasin. Heated ladder style radiator/towel rail.

First floor:

Bathroom:

Newly installed suite comprising bath with shower and tiled splashback, pedestal washhandbasin and W.C. Mirror above washhandbasin. Heated ladder style radiator/towel rail.



Bedroom 1: Front. (14'9" x 12'9" Max. approx.)

Bedroom 2: Rear. (13'2" x 12'8" Max. approx.)

Bedroom 3: Front. (9'9" x 7'11" approx.)

Second floor:

Landing:

With double glazed velux window over stairwell. Access to two spacious stores at eaves level.

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 4: (17'9" x 11'6" approx.)
With two double glazed velux windows.



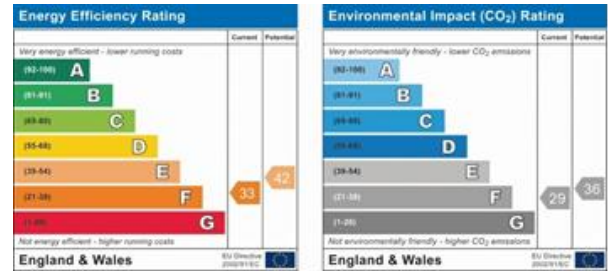
OUTSIDE:
Forecourt garden with tiled path and remainder flagged.
Spacious rear yard with brick and timber stores. Covered storage area. The yard may have potential to create a car parking area.



SERVICES:
Mains electricity, gas, water and drainage.
Gas fired central heating. UPVC double glazed windows.

COUNCIL TAX:
Band B.

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



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