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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS

A SPACIOUS FOUR/FIVE BEDROOM DETACHED HOUSE SITUATED TOWARDS THE HEAD OF A CUL DE SAC ON THIS PLEASANT RESIDENTIAL DEVELOPMENT

19 MORICAMBE PARK, SKINBURNNESS, SILLOTH CA7 4RB.



PRICE REGION £199,950

WELL PROPORTIONED ACCOMMODATION CONSISTING OF OPEN ENTRANCE PORCH, HALL, LOUNGE, DINING ROOM, FITTED KITCHEN, UTILITY ROOM, CLOAKROOM, FAMILY BATHROOM, FOUR BEDROOMS (INCLUDING ONE WITH EN SUITE SHOWER ROOM) AND STUDY/FIFTH BEDROOM. GARAGE AND GARDENS.

GAS FIRED CENTRAL HEATING AND DOUBLE GLAZED WINDOWS.

DISTINCTIVE PANELLED INTERNAL DOORS, COVED AND ARTEXED CEILINGS. FITTED CARPETS, CURTAINS AND BLINDS ARE INCLUDED IN THE SALE.

Registered in England No: 52362 Registered Office: 93 High Street, Wigton, CA7 9PG
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Directors: DA Harrison (Chairman); J.T Brockbank; J Dixon ; JJ Dixon; IJ Heslop A.I.A (Scot);
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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

Ground floor

Open Entrance Porch:

Hall:

UPVC external door and attractive staircase with coats recess beneath.

Lounge: (21'5" x 13' Max. approx.)

A light and spacious reception room with superb focal point provided by the gas fire with coal effect, tiled surround hearth and overmantel. Other elegant features include dado rail and brass dimmer switches and sockets. Glazed multi paned double doors to:



Dining Room: (14'9" x 11'3" approx.)

Double glazed sliding patio doors to rear garden. Serving hatch to kitchen. Dimmer switch.



Kitchen: (14'9" x 11'3" approx.)

Fitted wall and floor units incorporating worksurfaces. Wine rack. Single drainer sink unit with mixer tap. Built in oven and hob unit. Plumbed for dishwasher. Spot lighting.



Utility Room: (14'10" Max. x 6'6" approx.)

Base and wall units with worksurfaces. Single drainer stainless steel sink unit with mixer tap. Plumbed for washer. UPVC door to rear garden. Access to garage and

Cloakroom:

With W.C. Extractor fan.

First floor:

Landing:

Walk in shelved linen cupboard with light and access point to insulated and part floored roof space.

Bedroom 1: (15'9" x 12'11" approx.)

An impressively proportioned double bedroom.

En Suite Shower Room: (8'11" x 6'4" approx.)

Shower in separate tiled cubicle, pedestal washbasin and W.C. Heated electric towel rail. Spot lighting.

Bedroom 2: (14'2" x 9'5" approx.)

Spot lighting. Telephone connection.

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 3: (13'8" x 12' approx. excluding door recess).

Bedroom 4: (10'2" x 9'3" approx.)

Bedroom 5/Study: (8'8" x 7' approx.)
Spotlighting on track.

Family Bathroom: (10'2" x 8'2" approx.)
White suite consisting of bath with shower fitting, pedestal washbasin and W.C.
Spotlighting, mirror and all accessories included.

OUTSIDE:

Driveway to **Garage:** (17'3" x 9' approx.)
With up and over door, power and lighting.
Gas fired Glow-worm boiler firing central heating. Lawned and fenced front garden with shrub border. Outside tap to side.

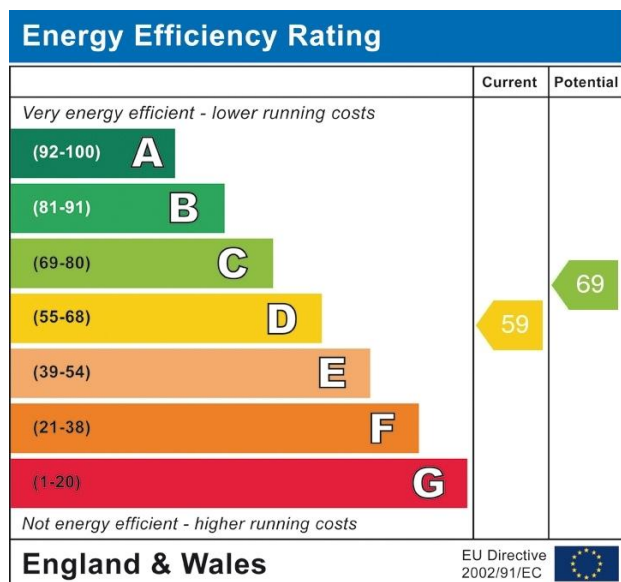
Lawned rear garden with flagged patio.

SERVICES:

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

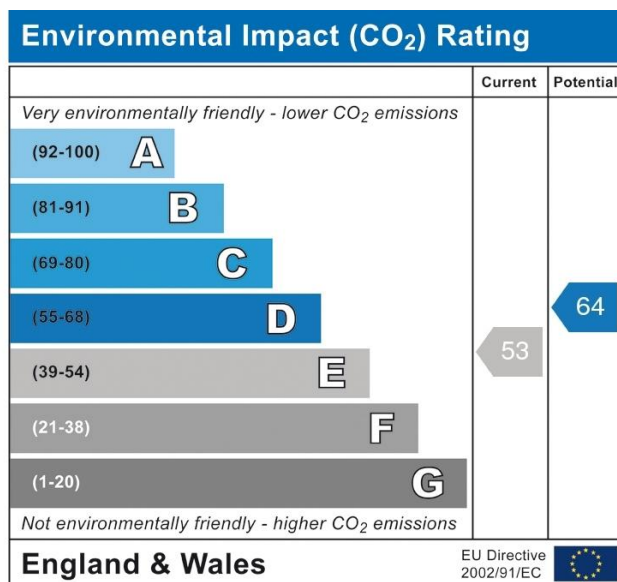
VIEWINGS:

Strictly through the Agents, Hopes Estate Agents – 016973 32018.



Address:
19 MORICAMBE PARK, SKINBURNESS

Reference:
S73



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