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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS

AN IMPRESSIVE MODERN THREE BEDROOM DETACHED HOUSE OF QUALITY IN A
MOST DESIRABLE RESIDENTIAL DEVELOPMENT

1 ACRE BANK CLOSE, SKINBURNESS, SILLOTH CA7 4RD



£210,000 REGION

WELL PRESENTED ACCOMMODATION CONSISTING OF ENTRANCE PORCH, HALL,
LOUNGE, DINING ROOM, FITTED KITCHEN, CONSERVATORY, THREE GOOD
BEDROOMS AND TWO BATHROOMS.

GARAGE AND CAR PARKING AREA, EASILY MANAGED LAWNED GARDENS AND
FLAGGED PATIO.

GAS FIRED CENTRAL HEATING IS PROVIDED AND WINDOWS ARE DOUBLE GLAZED.
FITTED CARPETS AND CURTAINS ARE INCLUDED IN THE SALE.

Registered in England No: 52362 Registered Office: 93 High Street, Wigton, CA7 9PG
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ALSO AT 13 HIGH STREET, WIGTON CA7 9NJ – 016973 43641

ACCOMMODATION:

Ground floor:

Entrance Porch:

A charming entrance via UPVC external door with quarry floor and glazed multi paned double doors to:

Hall:

With a superbly crafted staircase to first floor. Telephone connection. Access to shelved understairs cupboard with light, hanging facility and controls for under floor heating. Glazed multi paned door to:

Lounge: (15'10" x 11'5" approx.)

Fitted gas fire with tiled hearth/surround and overmantel. Telephone connection and TV sockets. Glazed multi paned double door to:



Dining Room: (16'2" Max. x 13'1" Max. approx.)

With an elegant slender fixed light to the side elevation. Glazed multi paned doors to hall and kitchen. Double glazed doors to conservatory.

Conservatory: (8'6" x 7'3" approx.)

Tiled floor. UPVC external door.

Kitchen: (12'2" x 9'3" approx.)

Fitted wall and floor units incorporating cabinets, drawers and worksurfaces. There is strip lighting below wall units. One and a half bowl single drainer sink unit with mixer tap. Built in fridge, freezer, double oven, hob unit and fan. UPVC external door.



Bedroom 1: (12'4" x 10'7" approx.)

Bedroom 2: (10'8" x 9'4" approx.)

Bathroom 1:

Suite comprising bath with shower and tiled surround pedestal washbasin with tiled splashback and W.C.

First floor:

Landing:

Built in boiler cupboard housing gas fired Vaillant boiler and access beyond to eaves storage area.

Bedroom 3: (17' x 14'5" approx.)

An excellent and well lighted bedroom with two veluxe windows.

Bathroom 2: (17' x 10'9" approx.)

A most impressively proportioned bathroom with two veluxe windows, corner bath, pedestal washbasin (both have tiled splashbacks) and W.C. Mira shower in tiled cubicle. Built in linen cupboard.

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:

Pavioured driveway to **Garage:** (21’6” x 10’2” approx.)

With pitched slate roof, up and over door, shelving, power and light. Pavioured hardstanding to side with flanking pillars to entrance beyond which is a low gated brick wall and flagged patio beyond. Lawned gardens with perimeter chain. Outside tap.



SERVICES:

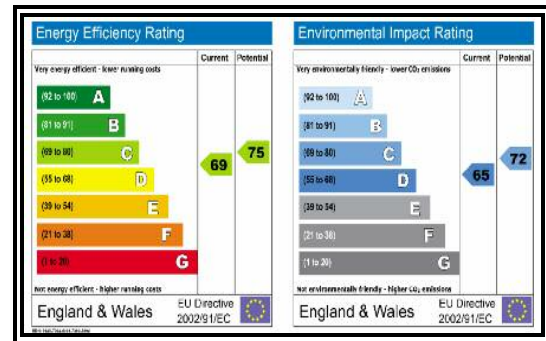
Mains electricity, gas, water and drainage. Telephone connection. Gas fired central heating. Double glazed windows. Burglar alarm system.

COUNCIL TAX:

Band D.

VIEWINGS:

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



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