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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS

THIS PLEASANT END OF TERRACED HOUSE ENJOYS AN OPEN OUTLOOK TOWARDS SCHOOLS AND IS LOCATED CONVENIENTLY CLOSE TO THE GREEN, SEAFRONT AND ALL AMENITIES IN TOWN

1 MARY STREET, SILLOTH, WIGTON CA7 4EH



£67,000 REGION

EASILY MANAGED ACCOMMODATION COMPRISING BRIEFLY ENTRANCE PORCH, LOUNGE, DINING KITCHEN, UTILITY AREA, TWO BEDROOMS AND A SHOWER ROOM.

FRONT GARDEN.

UPVC DOUBLE GLAZED WINDOWS ARE AN ADVANTAGE. FITTED CARPETS, CURTAINS AND BLINDS ARE INCLUDED IN THE SALE OF THIS GOOD FIRST TIME BUY/BUY TO LET.

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:

Entrance Porch:

UPVC external door. Glazed multi paned inner door to:

Lounge: (13'5" x 12'3" approx.)

Gas fire with remote control, coal effect and reconstituted stone surround with TV display surface and void beneath containing gas and electricity meters.

Access to understairs store with small cupboard beyond.

Dining Kitchen: (13'5" x 7'10" approx.)

Fitted wall and floor units with worksurfaces. Single drainer stainless steel sink unit with mixer tap. Plumbed for washer. Cooker and fridge. Xpelair. Baxi Brazilia gas fired wall heater.

Covered Utility Area:

With base units and cupboards. This area has been enclosed and was previously a rear yard.

First floor:

Landing:

Access point to insulated roof space. Baxi Brazilia wall heater.

Bedroom 1: Front. (13'6" x 12'5" approx.)

Built in shelved airing cupboard with electric immersion heater. The bedroom furniture in this room including wardrobes/cupboards/drawers is included in the sale.

Bedroom 2: Rear. (8' x 7'11" approx.)

The bedroom furniture to this room is also included in the sale.

Shower Room:

With sliding door. Mira shower in tiled cubicle. Pedestal washhandbasin and W.C.

OUTSIDE:

Flagged front garden with evergreens.

N.B. We understand that paper title cannot be shown to the front garden but that it has been maintained by the vendors since the mid 1980's.



SERVICES:

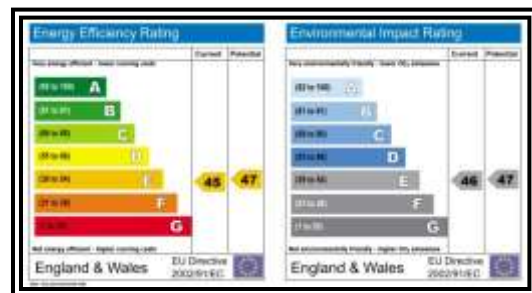
Mains electricity, gas, water and drainage. UPVC double glazed windows.

COUNCIL TAX:

Band A.

VIEWING:

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



IMPORTANT NOTICE

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