

**Hopes Auction Company Limited,**  
8 Station Road, Silloth, Wigton, Cumbria, CA7 4AE.  
Telephone: 016973 32018 Fax: 016973 31535  
E-mail: estateagentssilloth@hopesofwigton.co.uk  
Website: www.hopesofwigton.co.uk

**AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS**

**HOPES**  
**of Wigton**  
**ESTATE AGENTS**

AN APPEALING END OF TERRACED HOUSE IN CENTRAL LOCATION CONVENIENT  
FOR ALL AMENITIES IN TOWN AND WITHIN THE CONSERVATION AREA

**1 NEW STREET, SILLOTH, WIGTON CA7 4AT**



**PRICE REGION £88,000**

THIS MOST ATTRACTIVE END OF TERRACED HOUSE BENEFITS FROM GAS FIRED  
CENTRAL HEATING AND WINDOWS ARE DOUBLE GLAZED.

ACCOMMODATION COMPRISES BRIEFLY OPEN ENTRANCE PORCH, SITTING ROOM,  
SEPARATE LOUNGE/DINING ROOM, IMPRESSIVE FITTED KITCHEN, TWO BEDROOMS  
AND A BATHROOM WITH MODERN SUITE. SELF CONTAINED REAR YARD

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

**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:

UPVC external door and wood block flooring.  
Glazed multi paned door to:

#### Sitting Room: (13'3" Max. x 10'9" approx.)

A light reception room with display surfaces and cupboards. Wall lighting and dimmer controls.  
Fitted gas fire.



#### Dining Room: (13'2" x 11'9" approx.)

A fine focal point is provided by the gas fire with pebble effect. Access to shelved understairs cupboard with light.



#### Kitchen/Breakfast Room: (17'8" x 5'11" approx.)

A well equipped room with IT kitchen fitted wall and floor units incorporating drawers, worksurfaces and breakfast bar. Single drainer stainless steel sink unit with mixer tap. Plumbed for washer. Dishwasher included. Indesit oven and grille, hob unit and fan. Built in shelved larder with light.



### First floor:

#### Bedroom 1: Front. (13'6" Max. x 10'11" approx.)

Built in shelved airing cupboard with hot water cylinder and access point to roof space.

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

#### Bathroom:

A modern white suite comprising bath, washhandbasin and W.C. Walls and floor are tiled.



### OUTSIDE:

Self contained rear yard.

---

### 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.

**SERVICES:**

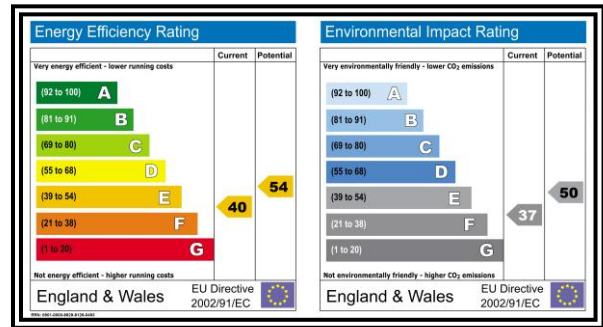
Mains electricity, gas, water and drainage.  
Telephone connection. Gas fired central heating.  
Windows are double glazed.

**COUNCIL TAX:**

Band A.

**VIEWINGS:**

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



**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.