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HOPES
of Wigton
ESTATE AGENTS

THIS ATTRACTIVE MODERN DETACHED BUNGALOW WHICH IS FULLY ADAPTED FOR THE DISABLED OCCUPIES A WELL FAVOURED CORNER SITE ON AN EXCLUSIVE RESIDENTIAL DEVELOPMENT JUST OFF BRAYTON ROAD

1 QUEENS PARK, ASPATRIA, WIGTON CA7 3DB



£165,000 REGION

WELL PRESENTED ACCOMMODATION CONSISTING OF OPEN ENTRANCE PORCH, HALL, LOUNGE, DINING KITCHEN, TWO DOUBLE BEDROOMS AND A BATHROOM. GAS FIRED CENTRAL AND DOUBLE GLAZED WINDOWS ARE PROVIDED OUTSIDE ARE A GARAGE AND HARDSTANDING WITH PATIO AND EASILY MANAGED AND SPACIOUS GARDENS TO FRONT, SIDE AND REAR, WITH SCOPE FOR EXTENSION SUBJECT TO PLANNING

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

Open Entrance Porch:

With ramp approach. UPVC external door with oval light.

Hall:

Built in cupboard with sliding doors. Access point to roof space.

Lounge: (14'7" x 12'1" approx.)

A pleasant reception room with coved ceiling. A focal point to this room is the gas fire with coal effect, distinctive hearth, surround and overmantel.



Dining Kitchen:

A well proportioned and well equipped room with fitted wall and floor units incorporating drawers and worktops. Single drainer stainless steel sink unit with mixer tap. Plumbed for washer. Strip lighting. UPVC external door to rear.



Bedroom 1: Front. (13'5" plus 1'9" into door recess x 11'5" approx.)

An excellent double bedroom.

Bedroom 2: Rear. (13'2" x 11'4")

Bathroom: (9'2" x 7'3" approx.)

Tinted suite comprising jacuzzi bath, pedestal washhandbasin and W.C. Mira shower with tiled surround. Electric shaver point.

OUTSIDE:

Pavioured driveway to **Garage:** (17'2" x 10'1" approx.) with up and over door, power, lighting and two and a half year old gas fired Baxi boiler. Flagged patio, lawned side garden with two apple trees and the remainder of the gardens being low maintenance (down to chippings) with a range of shrubs and conifers. Outside lighting.



SERVICES:

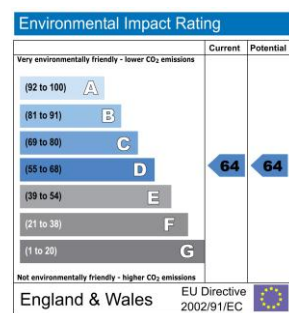
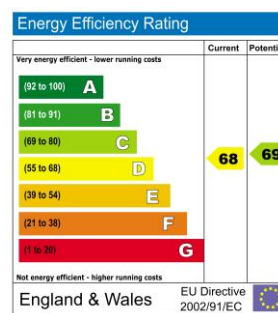
Mains electricity, gas, water and drainage. Telephone connection. Gas fired central heating. Double glazed windows.

COUNCIL TAX:

Band C.

VIEWINGS:

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



IMPORTANT NOTICE

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