

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

A MOST APPEALING MODERN THREE BEDROOM END LINK HOUSE SITUATED
CONVENIENTLY FOR ALL AMENITIES IN TOWN, GOLF COURSE, WEST BEACH ETC

1 STATION MEWS, SILLOTH, WIGTON CA7 4AF



£95,000 REGION

WELL PRESENTED ACCOMMODATION CONSISTING OF ENTRANCE HALL, LIGHT
AND PLEASANT LOUNGE, SPACIOUS AND WELL EQUIPPED FITTED DINING KITCHEN,
CLOAKROOM, BATHROOM AND THREE GOOD BEDROOMS (ONE OF WHICH BEING
EN SUITE).

GAS FIRED CENTRAL HEATING. UPVC DOUBLE GLAZED WINDOWS
RAISED RAILED FORECOURT WITH SUNNY ASPECT. PAVIOURED CAR PARKING
AREA TO SIDE AND SELF CONTAINED PAVIOURED REAR YARD.

FITTED CARPETS/CURTAINS INCLUDED.

Registered in England No: 52362 Registered Office: 93 High Street, Wigton, CA7 9PG
VAT Reg No: 256 4393 42
Directors: DA Harrison (Chairman); JT Brockbank; JJ Dixon; RE Jackson,
S Robertson F.I.A EST (Scot); B Walton; JT Wilson; J Hope; K Jarman

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:

Entrance Hall:

Part glazed external door. Smoke detector.

Lounge: (16'1" x 12'8" Max. approx.)

This is a well proportioned reception room with sunny aspect. Distinctive panelled doors.



Dining Kitchen: (15'10" x 10'8" approx.)

A most spacious and impressive area. Fitted wall and floor units incorporating drawers and worksurfaces. Single drainer stainless steel sink unit. Gas fired Remaha Avanta Plus boiler which has been recently serviced. Plumbed for washer. UPVC external door. Indesit oven, hob unit and extractor with tiled surround.

Access to capacious understairs store cupboard with hanging rail and light



Cloakroom:

With washhandbasin and W.C. Shelving, mirror and extractor fan.

First floor:

Landing:

Built in shelved linen cupboard with light. Access point to roof space with TV aerials.

Bedroom 1: (12'8" narrowing to 10'2" x 11'1" approx.) Front.

En Suite Shower Room:

Half tiled walls. Shower in cubicle, pedestal washhandbasin and W.C.

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

Bedroom 3: (10'2" x 6'8" approx.) Rear

Bathroom:

Part tiled walls and suite consisting of bath with shower fitting, pedestal washhandbasin and W.C. Cabinet. Fan.

OUTSIDE:

Raised railed forecourt which is principally down to chippings and partly to flags. Raised paved parking space for cars to side. Gated self contained paved rear yard with railings surmounting the brick perimeter wall. Outside lighting. Garden shed and store.



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. UPVC double glazed windows.

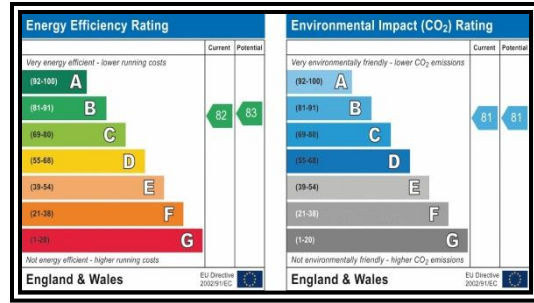
COUNCIL TAX:

Band A.

VIEWING:

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

EPC:



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.