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

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

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A SUPERBLY PRESENTED MODERN 3 BEDROOMED 2 BATHROOMED SEMI-  
DETACHED HOME  
IN A QUIET RESIDENTIAL CLOSE  
DEVELOPED BY STORY HOMES  
IN THE NORTHERN OUTSKIRTS OF THE TOWN CIRCA 2004

**21 GRANGE VIEW, OFF CROSS LANE, WIGTON. CA7 9EZ**



**PRICE REGION £164,950**

HALLWAY WITH CLOAKROOM (WC/WHB), LIVING ROOM,  
ATTRACTIVE FITTED DINING KITCHEN WITH PATIO DOORS,  
2 DOUBLE & 1 SINGLE BEDROOMS, EN-SUITE SHOWER ROOM  
FAMILY BATHROOM  
DOUBLE DRIVE, GARDEN AREA  
GAS CENTRAL HEATING. UPVC DOUBLE GLAZING

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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);  
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**D W Bulman** F.R.I.C.S.  
Estate Agency Manager  
**I M Graham**  
Company Secretary

**ALSO AT 8 STATION ROAD, SILLOTH CA7 4AE - 016973 32018**

## **Directions**

From the A596 Wigton by-pass take the road signed for Kirkbride – at the top of the hill turn left into Cross Lane – go along and turn right into Grange Gardens then right again into Grange View.

## **General Description**

This well planned and immaculately presented home provides:-

## **GROUND FLOOR**

**Reception Hallway** with stairs off

## **Cloakroom**

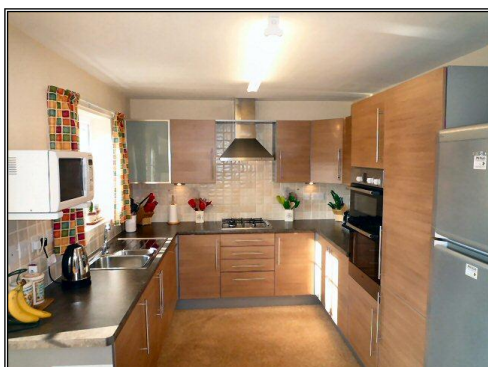
WC/WHB. Half tiled

## **Living Room**



11'9" x 15'7". Open Living Flame gas fire in attractive surround.

## **Dining Kitchen**



19'2" x 13'1". Excellent range of floor and wall mounted units work surfaces incorporating stainless steel sink, Bosch double oven/washing machine/dishwasher. Gas hob with extractor. French doors to rear garden.

## **FIRST FLOOR**

**Landing** with airing cupboard and let down ladder to partly boarded storage loft with light.

## **Master Bedroom**



11' x 11'. With **Ensuite Shower Room**: WC, wash hand basin. Tiled shower cubicle with thermostatic control

## **Study / 3<sup>rd</sup> Bedroom**

7'9" x 7'2".

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## **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.

## Bedroom



11' x 9'4".

## Bathroom

With 3 piece suite; Bath (thermostatic control shower over), WC and wash hand basin.

## OUTSIDE



Front lawned gardens and paviour parking for several vehicles. Low maintenance rear garden/patio area, with large shed with electric and light supply.

## SERVICES

All mains services connected. Gas central heating. uPVC double glazing

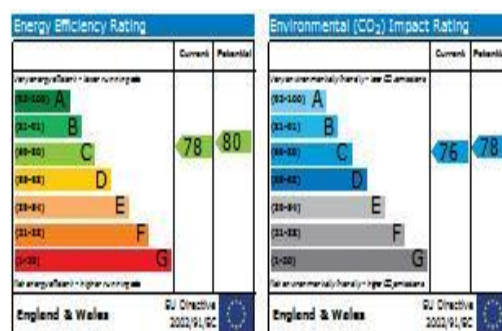
## COUNCIL TAX

Band 'B'.

## VIEWING

Strictly by appointment through the Agents, Hopes of Wigton, 016973 43641.

## EPC



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