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

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

AN EXCELLENT 3 BEDROOMED SEMI-DETACHED HOUSE  
IN A LOVELY POSITION BACKING ONTO OPEN FIELDS  
FROM THE EDGE OF THIS VERY POPULAR DEVELOPMENT  
ON THE EASTERN EDGES OF THE TOWN

**21 HOWRIGG BANK, WIGTON CA7 9JF**



**NEW PRICE £135,000**

VERY WELL PRESENTED WITH GAS HEATING AND DOUBLE GLAZING

GOOD SIZED HALLWAY WITH STAIRS OFF, FRONT SITTING ROOM,  
MODERN FITTED DINING KITCHEN, 3 GOOD BEDROOMS, BATHROOM  
ATTRACTIVE GARDEN WITH OPEN OUTLOOK

Registered in England No: 52362 Registered Office: 93 High Street, Wigton, CA7 9PG  
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**ALSO AT 8 STATION ROAD, SILLOTH CA7 4AE - 016973 32018**

**Directions**

From the Town Centre head East along King Street to the edge of Town where Howrigg Bank is entered on the left – take first left and round to No. 21 on the left

**General Description**

This pleasant home provides:-

**GROUND FLOOR**

Good Sized Hallway with stairs off

**Front Sitting Room**



14'1" x 11'9". Modern wall mounted pebble effect electric fire

**Dining Kitchen**



15'1" x 10'2". Modern fitted floor and wall mounted units with good work surface areas including Breakfast Bar, stainless steel sink, gas cooker. Plumbed for washing machine. 2 windows to fields. Understairs larder.



**Rear Porch**

With gas boiler.

**FIRST FLOOR**

**Tiled 3 piece Bathroom**

With electric shower over the bath

**Rear Bedroom**

10'6" x 10'1"

**Front Bedroom**

14' x 10'4". Double airing cupboard

**Front Bedroom**

7'5" x 8'1"

**OUTSIDE**

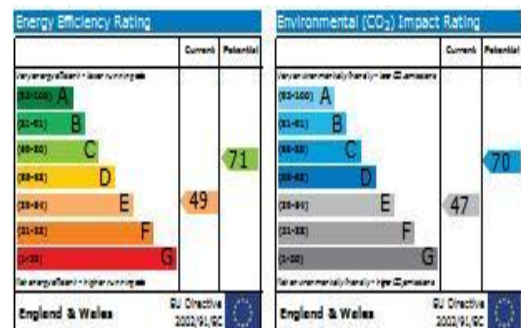
Ornamental front garden. Lawned rear garden

**COUNCIL TAX**

Band 'B'

**SERVICES**

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



**IMPORTANT NOTICE**

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