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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS

A WELL PRESENTED AND MODERNISED TERRACED HOUSE NEAR ALL AMENITIES
AND WITHIN THE TOWN'S CONSERVATION AREA

21 WAMPOOL STREET, SILLOTH, WIGTON CA7 4AA



£130,000 REGION

NO ONWARD CHAIN

ATTRACTIVE ACCOMMODATION CONSISTING OF VESTIBULE, HALL, LOUNGE,
DINING KITCHEN, UTILITY ROOM, BATHROOM, THREE FIRST FLOOR BEDROOMS
AND AN ATTIC BEDROOM/PLAYROOM.

FORECOURT AND SELF CONTAINED REAR YARD.

GAS FIRED CENTRAL HEATING AND UPVC DOUBLE GLAZED WINDOWS.

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);
RE Jackson; S Robertson F.I.A EST (Scot); B Walton; JT Wilson C.A

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:

Vestibule:

UPVC external door and dado rail. Part glazed door to:

Hall:

Access to understairs cupboard with light from rear hall.

Lounge: (12'6" Max. x 11'7" approx.)

A pleasant reception room with corniced ceiling, ceiling rose, picture rail and panelled door. N.B (all internal doors are of similar design)

A superb focal point is afforded by the gas fire with coal effect, marble hearth with tiling above, overmantel, oval mirror and dentil cornice.



Dining Kitchen: (12'9" x 10'11" approx.)

A well equipped and rectangular shaped room providing fitted wall and floor units incorporating worksurfaces. Single drainer stainless steel sink unit with mixer tap. Oven, hob unit and fan with overmantel/display surface.



Utility Area: (8'3" x 5'11" approx.)

Half tiled walls and tiled floor. UPVC external door. Strip lighting. Built in cupboard housing gas fired Worcester boiler and plumbed for washer.

First floor:

Bathroom:

Part tiled and part wood panelled walls. Suite providing bath, pedestal washhandbasin and W.C. Shower over bath. Wall mirror. Extractor fan.

Bedroom 1: Rear. (12'11" x 11' Max. approx.)

Bedroom 2: Front. (11'7" x 9'9" approx.)

Bedroom 3: Front. (8'1" x 6'6" approx.)
With dado rail.

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.

Second floor:

Attic Bedroom 4/Playroom: (14'8" with limited headroom x 12'5" approx.)

Two double glazed velux windows. Two built in store cupboards at eaves level.

OUTSIDE:

Forecourt garden and pleasant sheltered yard.

SERVICES:

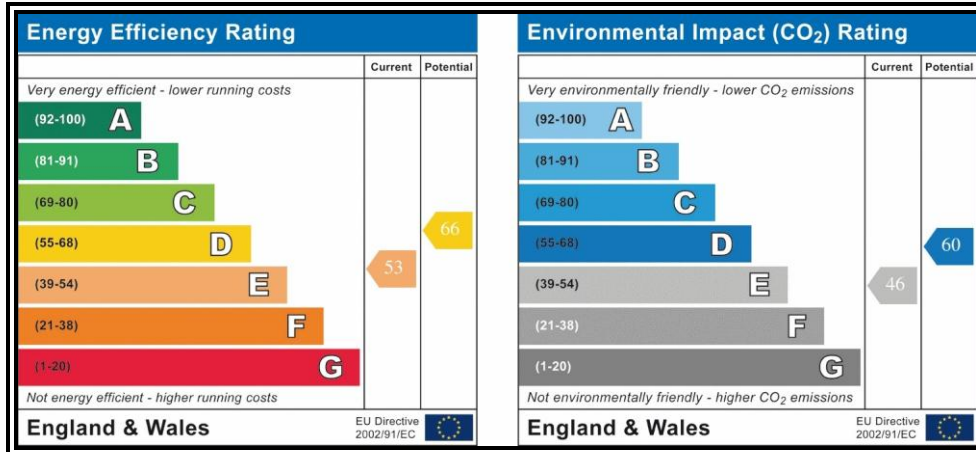
Mains electricity, gas, water and drainage. Telephone connection. Gas fired central heating. UPVC double glazing.

COUNCIL TAX:

Band A.

VIEWINGS:

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



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