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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS

AN EXCELLENT 3 BEDROOMED SEMI-DETACHED HOUSE
IN A VERY PLEASANT OPEN SITUATION OVERLOOKING GREENS
IN A POPULAR LOCATION ON THE SOUTHERN OUTSKIRTS OF THE TOWN

24 HIGHMOOR PARK, WIGTON CA7 9LZ



PRICE REGION £154,950

HALL, 23 FT THROUGH LOUNGE/DINER, FITTED KITCHEN
LARGE GARAGE PLUS UTILITY ROOM, 3 BEDROOMS
TILED BATHROOM WITH SHOWER OVER,
OFF ROAD PARKING AND LAWNED GARDEN
GAS CENTRAL HEATING. UPVC DOUBLE GLAZING

Registered in England No: 52362 Registered Office: 93 High Street, Wigton, CA7 9PG
VAT Reg No: 256 4393 42
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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 - TELEPHONE 016973 32018

Directions

From our office go South along High Street, past the BP Garage, take 4th left into Syke Road, 3rd left into Highmoor Park, pass in front of Highmoor Mansions and No. 24 faces you on the left.

General Description

This very well presented home provides:-

GROUND FLOOR

Front Entrance Hall with staircase

Living Room



13'6" x 13'6". Enclosed Living Flame gas fire. Front Picture window. Open to

Dining Area



9' x 7'4".

Kitchen



8'10" x 9'. Attractive floor and wall mounted units and workfaces. Laminate 1½ bowl sink unit. Integrated fridge. Electric oven/gas hob/filter hood. Understairs Pantry. Tiled floor. Direct access to attached Garage and Utility Room.

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.

Large Garage (with access to rear garden)

20'8" x 12'9" plus

Utility

8'8" x 12' with hot and cold water to stainless steel sink. Plumbed for washing machine. Gas combi boiler.

FIRST FLOOR

Landing

Laddered access to partially boarded loft with lighting

Bathroom

Modern white 3 piece suite with electric shower over bath. Extractor. Fully tiled.

Rear Bedroom



10'3" x 10'8" plus built in wardrobes

Front Bedroom

12' x 10'3". Built in cupboard.

Front Bedroom

7'1" x 6'1"

OUTSIDE

Front concrete parking. Rear lawned garden with beech hedge

SERVICES

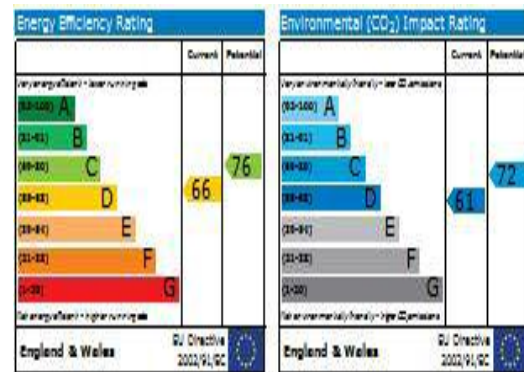
All mains services connected. Gas central heating and uPVC double glazing

COUNCIL TAX

Band 'B'

VIEWING

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



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