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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS

A SPACIOUS 4 BEDROOMED SEMI-DETACHED HOUSE
WITH FRONT & REAR PATIO GARDENS
ON THIS ESTATE TOWARDS THE WESTERN OUTSKIRTS
OF THE TOWN

24 MEADOW ROAD, WIGTON. CA7 9SB



PRICE REGION £95,000

HALL, THROUGH LIVING/DINING ROOM, KITCHEN, UTILITY ROOM, BATHROOM, 3
DOUBLE BEDROOMS, SINGLE BEDROOM.
FRONT & REAR PATIO GARDENS.
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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J Hope; RE Jackson; K Jarman; S Robertson F.I.A EST (Scot); B Walton; JT Wilson

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 our Office go along West Road and turn right into Greenacres by the Bus Shelter – then first left into Brookfield Avenue and second right into Meadow Road.

GENERAL DESCRIPTION

The accommodation provides:-

GROUND FLOOR

Entrance to Hall – with stairs off

Through Living/Dining Room



11'4" x 21'. With wall mounted gas fire, sliding patio doors and doors from both the hall and kitchen.

Kitchen



13'7" x 9'4". Good sized room with range of fitted floor and wall units with work surfaces, electric cooker and gas hob connections, stainless steel sink and plumbing for automatic washing machine.

Utility Room

6'11" x 9'5". With cloakroom (WC & wash hand basin), work surfaces, boiler cupboard and patio door.

FIRST FLOOR

Landing.

Bathroom

With white 3 piece suite; WC, wash hand basin and bath (electric control shower over). Fully tiled walls.

Bedroom

11'7" x 11'10". Double room with built in cupboards

Bedroom

6'8" x 8'11". Single room.

Bedroom

9'9" x 9'1" maximum. Double Room.

Bedroom



9'9" x 11'10". Double Room.

OUTSIDE



With front patio area leading round to rear patio with shed.

SERVICES

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

COUNCIL TAX

Band 'A'.

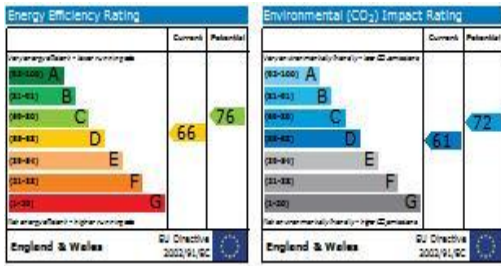
VIEWING

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

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.

EPC



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