

**Hopes Auction Company Limited,**  
13 High Street, Wigton, Cumbria, CA7 9NJ  
Telephone: 016973 43641 Fax: 016973 43743  
E-mail: estateagents@hopesofwigton.co.uk  
Website: www.hopesofwigton.co.uk

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

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

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A SUPERBLY PRESENTED 2 BEDROOMED MID-LINK HOUSE  
WITH OFF-ROAD PARKING AND GARDEN  
LOCATED ON A QUIET ROAD OF THIS POPULAR RESIDENTIAL ESTATE ON THE  
SOUTHERN EDGE OF TOWN

**24 SPRINGFIELDS, WIGTON. CA7 9JS**



**PRICE REGION £119,995**

**NO ONWARD CHAIN**

IDEAL STARTER FAMILY ACCOMMODATION PROVIDES:

ENTRANCE HALL, LIVING ROOM, DINING KITCHEN,  
BATHROOM, 2 GOOD SIZED BEDROOMS

REAR GARDEN AND PARKING, FRONT PARKING FORECOURT.

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);  
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 the Town Centre go South along High Street, at the BP Garage turn right into Longthwaite Road, then last left into Springfields – follow the road round and take the 3<sup>rd</sup> left and the house is on the left. The accommodation provides:-

## **GROUND FLOOR**

**Entrance Hall** – stairs off

## **Living Room**



11'10" x 13'6". With open living flame gas fire and open archway to:-

## **Dining Kitchen**



## **Kitchen**

14'11" x 9'2" with range of fitted floor and wall units with work surfaces, plumbing for washing machine, stainless steel sink and understairs cupboard

## **Dining Area**

7'9" x 7". With glazed double French doors.

## **FIRST FLOOR**

Landing

## **Bathroom**



With white 3 piece suite:- thermostatic control shower, WC and wash hand basin.

## **Bedroom**

8'6" x 11'11".

## **Bedroom**

11'10" x 10'11" with good sized walk in wardrobe and gas boiler.

## **OUTSIDE**



Easily maintained lawned/stoned garden to rear, with large shed and rear access with parking space. Paviour parking forecourt to the front.

## **SERVICES**

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

## **Council Tax**

Band 'A'

## **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.