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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS

A MOST DISTINCTIVE AND PARTICULARLY SPACIOUS PARK HOME SITUATED
TOWARDS THE CENTRE OF THIS PLEASANT DEVELOPMENT ON THE OUTSKIRTS OF
TOWN

27 LIDO VILLAGE, BARRACKS BRIDGE, SILLOTH, WIGTON CA7 4NN



£80,000 REGION

ATTRACTIVE TREATED TIMBER ELEVATIONS AND ACCOMMODATION COMPRISING
LOUNGE TO KITCHEN, CONSERVATORY, SHOWER ROOM AND THREE BEDROOMS
(ONE WITH EN SUITE BATHROOM).

GARAGE, HARDSTANDING AND GARDENS.

CALOR GAS FIRED CENTRAL HEATING AND DOUBLE GLAZED WINDOWS.

Registered in England No: 52362 Registered Office: 93 High Street, Wigton, CA7 9PG
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ALSO AT 13 High Street, Wigton CA7 9NJ – 016973 43641

ACCOMMODATION:

Lounge: (13'1" x 9'8" approx.)

Pine panelled ceiling. Glazed double doors to a verandah. Open plan to:

Kitchen: (9'8" x 9' approx.)

Fitted base units and worksurfaces. One and a half bowl single drainer sink unit with mixer tap. Built in cupboard. Strip lighting and panelled walls.

Conservatory: (26'5" x 7'10" approx.)

A well lighted and insulated area with sunny aspect.

Shower Room:

With tiled walls and floors. Heated towel rail, panelled ceiling and spotlighting. Shower in tiled cubicle. Washhandbasin with mixer tap and W.C.

Bedroom 1: (9'6" x 7'6" approx.)

With hanging area and cupboards. Panelled ceiling.

En Suite Bathroom: (7'8" x 5'6" approx.)

Tiled floor and walls. White suite providing bath, pedestal washhandbasin and W.C. Shower over bath. Spotlighting. Calor gas fired Baxi combi boiler.

Bedroom 2: (10'1" x 5'1" approx.)

Spotlighting with dimmer controls.

Bedroom 3: (7' excluding door recess x 4'5" approx.)

OUTSIDE:

Hardstanding for two vehicles.

Garage: (17'2" x 9'8" approx.)

Of concrete panel construction and with up and over door. Garden area.



GROUND RENT:

Understood to be £917.04 p.a.

COUNCIL TAX:

Band A.

NOTES:

1. We understand that any potential purchaser should contact the main office on the Lido to establish the conditions under which a unit may be occupied and to provide personal details for office records.
2. We also understand that ground rents may be reviewed on an annual basis.
3. We further understand that 10% of the proceeds of any future sale of this unit must be paid to the site owner.

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.