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

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

A FINE DETACHED HOUSE SITUATED AT THE NORTHERN END OF SKINBURNNESS ROAD AND BEING CONVENIENT FOR ALL AMENITIES IN TOWN, GOLF COURSE, SEAFRONT ETC

**294 SKINBURNNESS ROAD, SILLOTH, WIGTON CA7 4QU**



**£179,995 REGION**

**NO ONWARD CHAIN**

ACCOMMODATION BRIEFLY COMPRISES VESTIBULE, HALL, LOUNGE, DINING ROOM, SITTING ROOM, KITCHEN, THREE BEDROOMS AND A BATHROOM

LAWNED GARDENS WHICH BACK ONTO AN OPEN FIELD, HARDSTANDING/CAR PARKING AREA AND FLAGGED PATIO

GAS FIRED CENTRAL HEATING IS PROVIDED AND DOUBLE GLAZED WINDOWS

Registered in England No: 52362 Registered Office: 93 High Street, Wigton, CA7 9PG  
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J Hope; RE Jackson; K Jarman; S Robertson F.I.A EST (Scot); B Walton; JT Wilson

**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, tiled floor and dado rail.  
Part glazed door to:

#### Hall:

A well lighted area with dado rail and facing the stairwell with distinctive circular light over.  
Attractive stripped finishes to doors, exposed floorboards etc. Understairs store cupboard.

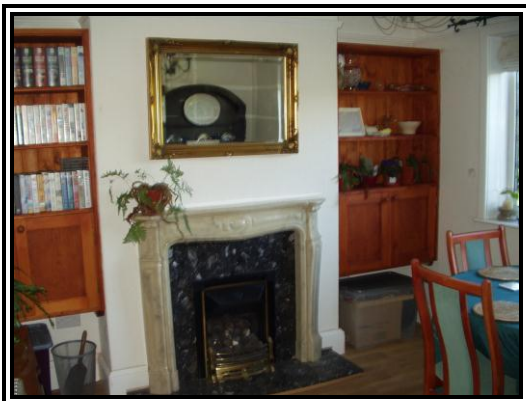
#### Lounge: (13' x 12' approx.)

With picture rail and coved ceiling. A suitable focal point is afforded by the fitted gas fire with tiled inset/hearth/surround and overmantel.



#### Dining Room: (11'8" x 10'10" approx.)

A second separate reception room with picture rail and corniced ceiling. Gas fire with coal effect, marble type hearth/surround and overmantel. Two shelved alcoves flank the chimney breast.



#### Sitting Room: (13'6" x 8'11" approx to chimney breast)

Attractive exposed timber floor as with the other reception rooms. Gas fire with coal effect and flanking built in cupboards with drawers. UPVC external door to rear garden.

#### Kitchen: (12'11" x 9'6" approx.)

Fitted wall and floor units incorporating drawers and worksurfaces. Single drainer stainless steel sink unit with mixer tap. Plumbed for washer and dishwasher. Oven, hob unit and fan. UPVC outer door.

#### First floor:

#### Landing:

Walk in shelved linen cupboard.

#### Bedroom 1: (13' x 12' approx.)

Authentic Arts and Crafts style fireplace.

#### Bedroom 2: (13'5" x 10'8" approx.)

#### Bedroom 3: (11'8" Max. x 10'10" approx.)

This room is currently equipped as an office with a range of drawers, cupboards, cabinets and worksurfaces. One cupboard houses the gas fired Worcester boiler.

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### 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.

**Bathroom:** (9'6" x 9'5" approx.)

Fully tiled walls and suite consisting of Whirlpool bath with shower over, pedestal washhandbasin and W.C.



**OUTSIDE:**

Driveway/Car Parking Area with Former Garage beyond. Pleasant lawned gardens to front and rear with shrub borders. Outside tap. Flagged patio.



**SERVICES:**

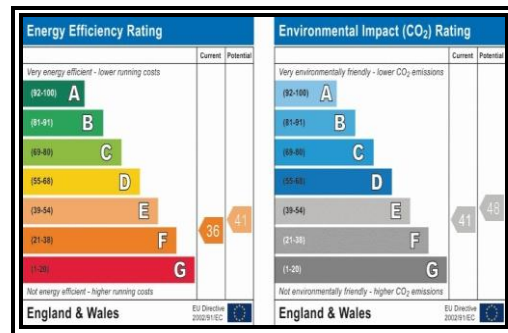
Mains electricity, gas, water and drainage.  
Telephone connection. Gas fired central heating.  
Double glazed windows.

**COUNCIL TAX:**

Band D.

**VIEWING:**

Strictly through the Agents, Hopes Estate Agents  
016973 32018.



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