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

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

A MOST DESIRABLE MID TERRACED HOUSE IN A SEMI RURAL LOCATION FACING  
OPEN FIELDS ON THE SOUTHERN OUTSKIRTS OF TOWN AND CONVENIENT FOR  
RENOWNED GOLF LINKS AND WEST BEACH

**2 GREENROW TERRACE, GREENROW, SILLOTH CA7 4JD**



**PRICE REGION £125,000**

DECEPTIVELY SPACIOUS ACCOMMODATION WHICH HAS IN RECENT YEARS  
BENEFITTED FROM NEW KITCHEN AND A NEW BATHROOM AND WHICH COMPRISES  
ENTRANCE PORCH, LOUNGE, DINING ROOM, FITTED KITCHEN, UTILITY AREA TO  
STORE, THREE GOOD BEDROOMS AND A SMARTLY FINISHED BATHROOM.  
FORECOURT AND LARGE LAWNED REAR GARDENS.  
GAS CENTRAL HEATING IS PROVIDED AND UPVC DOUBLE GLAZED WINDOWS.

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

#### Entrance Porch:

UPVC external door to forecourt. Glazed inner door to:

#### Lounge: (17'4" x 16'3" approx.)

A well proportioned reception room with a focal point provided by the gas fire with coal effect, hearth and surround. Open riser staircase. Wall lighting. Glazed door to:



#### Dining Room: (16'2" Max. x 12'3" approx.)

A second separate reception room with laminate floor, display recess in former chimney breast and fitted cupboard with louvred doors. Glazed door to:



#### Kitchen: (9'11" x 7'11" approx.)

Fitted wall and floor units incorporating drawers and worksurfaces. One and a half bowl single drainer stainless steel sink unit with mixer tap. Spot lighting. Gas fired boiler for central heating. Stoves Newhome oven and microwave, hob unit and fan. Integrated fridge and dishwasher. UPVC door to:



#### Utility Area: (11'3" x 8'8" approx.)

Plumbed for washer. Single drainer stainless steel sink unit. There is a framework up for construction of a stud partition wall but it is at present open plan to:

#### Store: (12'5" x 8'9" approx.)

UPVC French doors to rear garden.

### First floor:

#### Bedroom 1: Rear. (12'3" x 9' approx.)

Range of built in cupboards with louvred doors.

#### Bedroom 2: Front (11'2" x 9'4" approx.)

With extensive rural views.

#### Bedroom 3: Front. (11'2" x 6'5" approx.)

Open fronted cupboard.

#### Bathroom:

Suite consisting of bath, pedestal washhandbasin and W.C. Mira shower with folding screen over bath. Laminate floor and spot lighting. Wall tiling and fitted cupboard.

#### Landing:

Access point to attic.

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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.

**OUTSIDE:**

Walled and railed forecourt with charming outlook.



Lawned rear garden with garden shed and outside tap.



**SERVICES:**

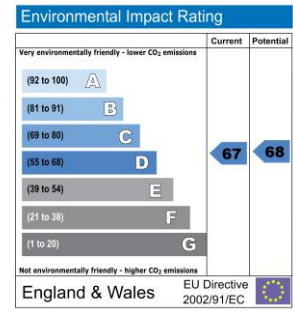
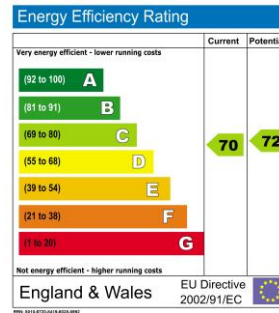
Mains electricity, gas, water and drainage.  
Telephone connection. Gas fired central heating.  
UPVC double glazed windows.

**COUNCIL TAX:**

Band A.

**VIEWING:**

Strictly through the Agents, Hopes Estate Agents  
Silloth Tel: 016973 32018.



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