

**Hopes Auction Company Limited,**  
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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

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

A WELL PRESENTED, ATTRACTIVE TERRACED HOUSE FACING THE GOLF COURSE  
ON THE WESTERN OUTSKIRTS OF TOWN.

**2 PROSPECT PLACE, SILLOTH, WIGTON CA7 4HQ.**



**PRICE REGION £83,750**

ACCOMMODATION COMPRISES BRIEFLY ENTRANCE PORCH, LOUNGE, SEPARATE  
DINING ROOM, FITTED KITCHEN, BATHROOM AND TWO BEDROOMS. REAR GARDEN  
AND YARD. GAS FIRED CENTRAL HEATING AND DOUBLE GLAZED WINDOWS.

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);  
RE Jackson; S Robertson F.I.A EST (Scot); B Walton; JT Wilson C.A

**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. Part glazed inner door to:

#### Lounge: (16' Max. x 12'5" Max. approx.)

A pleasant reception room with gas fire in tiled surround. Part glazed door to:

#### Dining Room: (13' overall. X 12' 5" Max. approx.)

A spacious second reception room with gas fire in tiled hearth/surround. Access to understairs cupboard with light.



#### Kitchen: (17'1" overall. X 8'5" approx.)

With windows in two elevations. Fitted wall and floor units incorporating drawers and worksurfaces. Single drainer stainless steel sink unit. Plumbed for washer. Oven with hob.

### First floor:

#### Landing:

Access to understairs cupboard.

#### Bedroom 1: (15'11" x 12'7" approx.)

A spacious double bedroom with outlook over golf course to the sea.

#### Bathroom: (9'11" x 5'6" approx.)

Suite consisting of bath with Triton T80 shower above and tiled surround, pedestal washhandbasin and W.C.

### Second floor:

#### Attic Bedroom 2: (21'1" Max. x 11'4" approx.)

A light room with double glazed velux windows to both front and rear. Built in cupboard. Extensive views westward.



### OUTSIDE:

Walled rear yard with tap and store. Beyond the yard is a lawned garden which extends back to the metal fence.

### SERVICES:

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

### COUNCIL TAX:

Band A.

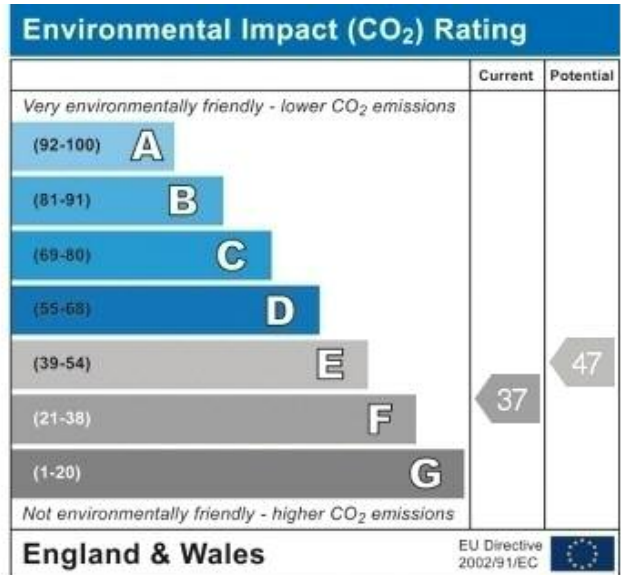
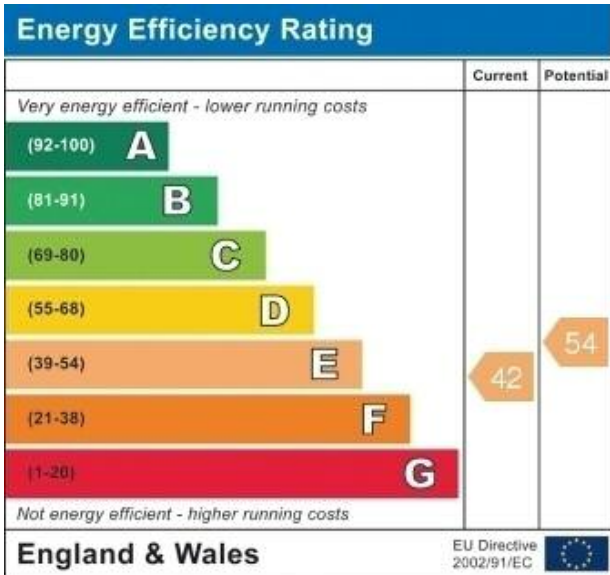
### VIEWING:

Strictly through the Agents, Hopes Estate Agents – 016973 32018.

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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.



Address:  
2 Prospect Place, Silloth

Reference:  
S84

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