

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

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

AN ATTRACTIVE SEMI DETACHED HOUSE IN QUIET RURAL VILLAGE LOCATED BY  
THE WAMPOOL ESTUARY

**30 HADRIANS AVENUE, ANTHORN, WIGTON CA7 5AP**



**PRICE REGION £110,000**

ACCOMMODATION COMPRISING HALL, LOUNGE, DINING ROOM, KITCHEN, THREE  
BEDROOMS AND A BATHROOM.

SOLID FUEL FIRED CENTRAL HEATING AND DOUBLE GLAZED WINDOWS ARE  
PROVIDED AND THERE ARE PLEASANT LAWNED GARDENS TO BOTH THE FRONT  
AND REAR.

INCLUDED IN THE SALE IS A QUARTER INTEREST IN THE SPACIOUS GRASS AREA  
BETWEEN THE BOUNDARIES OF THE FRONT GARDENS OF 26-32 AND THE HIGHWAY.

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:

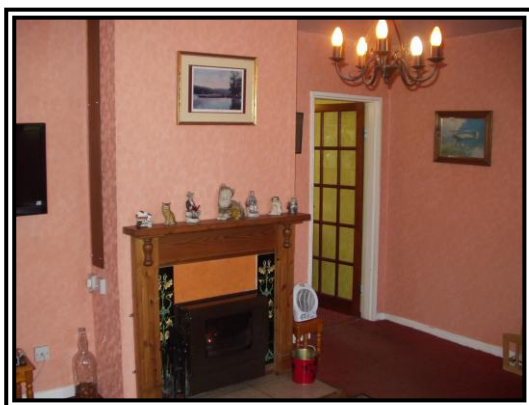
### Ground floor:

#### Hall:

Double glazed external door. Access to understairs store cupboard.

#### Lounge: (13'6" x 11'10" approx.)

A suitable focal point is provided by the solid fuel burner with tiled hearth/inset and overmantel. This fires the central heating and domestic hot water.



#### Dining Room: (11' x 10'9" approx.)

A useful separate second reception room with glazed multi paned inner door and sliding patio doors to rear.



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

Fitted wall and floor units incorporating drawers and worksurfaces. Single drainer stainless steel sink unit with mixer tap. Spotlighting. Plumbed for washer. Cooker and extractor hood.

### First floor:

#### Landing:

Built in shelved airing cupboard with lagged hot water cylinder.

#### Bedroom 1: Rear. (11'2" excluding door recess x 10'10" approx.)

Built in wardrobe with hanging facility and shelving.

#### Bedroom 2: Front. (11'2" x 10'4" approx. excluding door recess)

Built in wardrobe.

#### Bedroom 3: Front. (8'11" x 7'2" narrowing to 5'4" approx.)

Built in shelved cupboard.

#### Bathroom:

Bath with tiled surround and Hotpoint shower over. Washhandbasin in cupboard.

#### Separate W.C.

### OUTSIDE:

Lawned front garden with shrub border.

Driveway/hardstanding for vehicles to side.

Private mature lawned rear garden with **Two**

**Workshops:** each with power and lighting and a **Garden Shed.**



Included in the sale as a one quarter share in land to the front of the house as described on the front page.

### 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.

**SERVICES:**

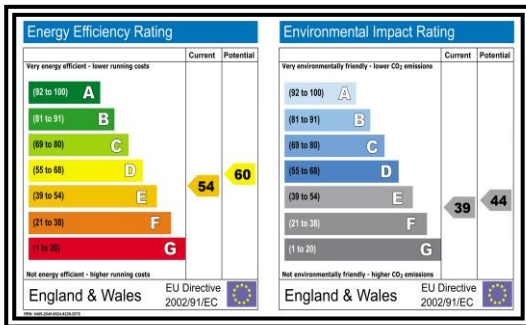
Mains electricity, water and drainage.  
Telephone connection. Solid fuel fired central heating. Double glazed windows. Cavity wall insulation.

**COUNCIL TAX:**

Band A.

**VIEWING:**

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



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