

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

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

A WELL PRESENTED AND CHARACTERFUL GRADE II LISTED  
GEORGIAN TERRACED TOWNHOUSE CIRCA 1740'S,  
THIS FAMILY HOUSE PROVIDES 3 GOOD SIZED BEDROOMS,  
2 BATHROOMS AND A SELF CONTAINED REAR YARD  
SITUATED IN THE CENTRE OF TOWN

**31 NEW STREET, WIGTON CA7 9AL**



**PRICE REGION £210,000**

LIVING ROOM, DINING ROOM, KITCHEN, UTILITY, STUDY,  
MASTER BEDROOM WITH EN-SUITE, 2 BEDROOMS, BATHROOM  
REAR YARD  
GAS CENTRAL HEATING

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);  
J Hope; RE Jackson; K Jarman; S Robertson F.I.A EST (Scot); B Walton; JT Wilson

**D W Bulman** F.R.I.C.S.  
Estate Agency Manager  
**I M Graham**  
Company Secretary

**ALSO AT 8 STATION ROAD, SILLOTH CA7 4AE - 016973 32018**

### **Directions**

From our Office go right into King Street, take the 3<sup>rd</sup> left onto New Street and the property is on the left hand side.

The accommodation provides:-

### **Front Porch** to

### **Living Room**



14'4" x 17' with existing fireplace housing 'multi fuel style' gas stove. Exposed beam ceilings and 2 windows.

### **Dining Room**

14'4" x 12' with an open living flame gas fire. Exposed beam ceilings and 2 windows.

### **Kitchen**



17'7" x 12'2" with fitted oak kitchen; integrated fridge and dishwasher, electric oven, gas hob and extractor hood. Stainless steel sink. Gas fired Aga for both cooking and domestic hot water heating. Also with tiled floors and exposed beam ceilings.

### **Utility Room**

With storage units and power points, also plumbed for washing machine. Door to rear yard.

**Downstairs Cloakroom** with wash hand basin and W.C.

### **Study**

8'1" x 10'6" with exposed timbers and 2 windows.

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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.

## **FIRST FLOOR**

### **Landing**

### **Double Bedroom**



14'2" x 14'5" with built in alcove wardrobes and 3 windows

### **Double Bedroom**

17'9" x 12'2" max. with fitted wardrobe

### **Master Bedroom Suite**



12'2" x 14'5" with **Dressing Room Area** with fitted wardrobes leading to a

**3 Piece Shower Room** with W.C., wash hand basin and electric shower

### **Family Bathroom**

With 4 piece suite comprising W.C., wash hand basin, bath and bidet. Large velux window

## **OUTSIDE**

Double door access from the front to a private self contained rear yard with raised shrubbery bed and lofted stable for storage

## **SERVICES**

Mains services connected. Gas central heating. Mixture of uPVC double glazing and secondary glazing.

## **COUNCIL TAX**

Band 'B'

## **VIEWING**

Strictly by appointment through the Agents, Hopes of Wigton 016973 43641

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