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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS

A WELL PRESENTED DETACHED PARK HOME OF QUALITY OCCUPYING A PLEASANT SITE ON THIS ATTRACTIVE DEVELOPMENT TOWARDS THE OUTSKIRTS OF TOWN AND CLOSE TO THE COASTLINE.

33 MEADOW VIEW PARK, SILLOTH, WIGTON CA7 4QD



PRICE REGION £130,000

SMARTLY APPOINTED ACCOMMODATION WITH ENTRANCE HALL, LOUNGE, DINING ROOM, FITTED KITCHEN, BATHROOM AND TWO BEDROOMS (ONE WITH EN SUITE SHOWER ROOM AND DRESSING ROOM). GARAGE AND GARDENS. CENTRAL HEATING AND DOUBLE GLAZED WINDOWS ARE PROVIDED.

Registered in England No: 52362 Registered Office: 93 High Street, Wigton, CA7 9PG
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ACCOMMODATION

Entrance Hall:

Access to cloaks cupboard.

Lounge: (15'5" x 14'6" approx.)

A spacious reception room with windows in two elevations. Electric fire with overmantel and pleasant surround. Picture rails to both reception rooms.



Dining Room: (9'9" x 8'9")

It should be noted that all windows are UPVC sliding sash in type with a pirotal action.



Kitchen: (9'10" x 9'6" plus 4' x 3'11" approx.)

Fitted wall and floor units incorporating drawers and worksurfaces. Breakfast bar. Single drainer stainless steel sink unit. Plumbed for washer. Built in shelved linen/boiler cupboard. Laminate floor. UPVC external door. NEFF electric oven, gas hob unit and extractor fan.

Bedroom 1: (10' x 9'6" approx.)

Range of cupboards and wardrobes and bedside cabinets.

Bedroom 2: (9'6" x 9'2" approx.)

With vanity unit incorporating drawers. Also a pair of bedside cabinets.

Dressing Area:

With light, shelving and hanging area.

En Suite Shower Room:

Triton shower in cubicle, pedestal washbasin and W.C. Cabinet.

Bathroom:

Suite comprising bath, pedestal washhandbasin and W.C. Shelving and Xpelair.

OUTSIDE:

Pavioured driveway to **Garage:** (17'11" x 10'8" approx.) with up and over door, power and lighting. The front and side gardens are easily managed being principally down to chippings with some shrubs including scallion & hebe. To the rear is a sheltered lawn garden with eucalyptus tree, buddleia, flagged patio and drying area.

SERVICES:

L.P.G gas central heating. Windows are double glazed.

COUNCIL TAX:

Band A.

VIEWINGS:

Strictly through the agents, Hopes Estate Agents 016973 32018.

IMPORTANT NOTICE

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