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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS

**AN ATTRACTIVE END LINK HOUSE IN A MOST DESIRABLE LOCATION WHICH IS
CONVENIENT FOR ALL AMENITIES IN TOWN AND THE SEAFRONT**

34 SKINBURNNESS DRIVE, SILLOTH, WIGTON CA7 4QG



PRICE REGION £145,000

EXTENDED ACCOMMODATION CONSISTS OF HALL, LOUNGE, WELL EQUIPPED DINING KITCHEN, CHARMING CONSERVATORY, REAR PORCH, THREE BEDROOMS AND A BATHROOM WITH ELEGANT MODERN SUITE. GARAGE WITH AMPLE PARKING AND LAWNED REAR GARDEN.

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:

Hall: Recently fitted UPVC external door.

Lounge: (12'5" plus 1'6" into bay window x 11'8" Max. approx.) A smartly presented reception room with coved ceiling, dado rail and wall lighting. A distinctive focal point is provided by the gas fire with coal effect and authentic grate/surround. Appealing panelled internal doors throughout.

Dining Kitchen: (14'10" x 10'2" approx.) Most attractive fitted wall and floor units incorporating worksurfaces. Single drainer stainless steel sink unit with mixer tap. Spot lighting. **Plumbed** for washer. Some wall tiling. Laminate floor. Fitted oven, hob unit and fan. Access to understairs store cupboard with shelving and meters. UPVC sliding doors to:

Conservatory: (14'2" x 9'4" approx.) A charming room with brick wall base and laminate floor.



Rear Porch: Access to gas fired Worcester boiler in cupboard. UPVC external door.

First floor:

Landing: Access point to roof space. Dado rail.

Bedroom 1: (12'6" plus 1'6" into bay x 9'11" max. approx.)

All bedrooms have picture rails.

Bedroom 2: (11'4" x 10'2" approx.)

Bedroom 3: (8'5" x 7'9" approx.)

Bathroom: Tiled walls and modern white bathroom suite consisting of bath, pedestal washbasin and W.C. Shower over bath with screen. Cabinet.

OUTSIDE:

Concrete driveway and hardstanding to front of **Garage:** (17'2" x 9'2" approx.) With recently installed up and over door, base and wall units and lighting. Outside tap.

Pleasant lawned rear garden.



SERVICES:

All main services. Telephone connection. Gas central heating and double glazing.

COUNCIL TAX:

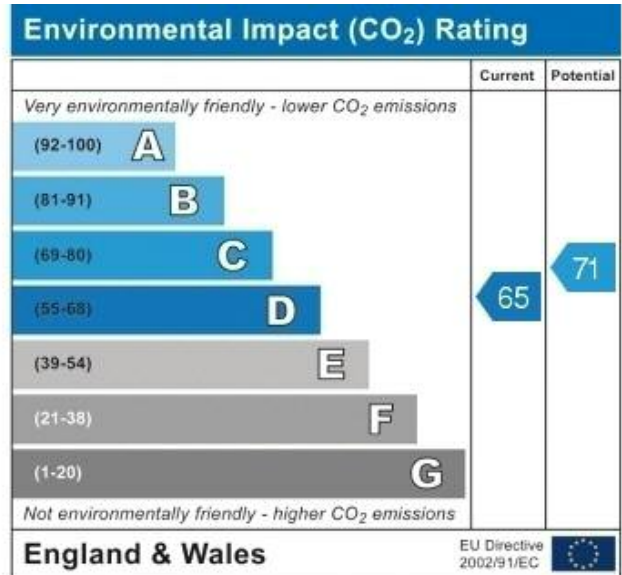
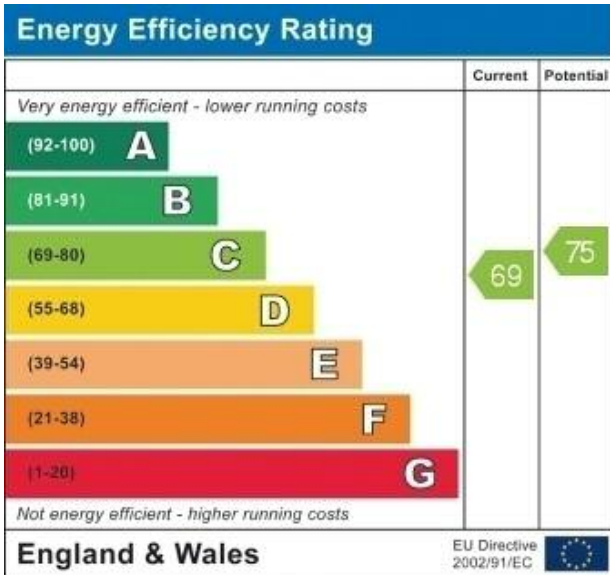
Band A

VIEWING:

Strictly through the Agents, Hopes Estate
Agents 016973 32018

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:
34 Skinburness Drive, Silloth

Reference:
S11

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