

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

HOPES
of Wigton
ESTATE AGENTS

CHARACTERFUL 2 BEDROOMED 2 LIVING ROOMED
CENTRALLY LOCATED MID TERRACED HOUSE
REQUIRING UPGRADING WITH IMMEDIATE VACANT POSSESSION

36 UNION STREET, WIGTON CA7 9NT



PRICE REGION £75,000

LIVING ROOM, DINING ROOM, KITCHEN, CELLAR
2 BEDROOMS AND BATHROOM UPSTAIRS

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 out along West Street and take first right into Union Street with No. 36 along on the right.

General Description

The good sized accommodation provides:-

Living Room



12'3" x 11'1". Tiled fireplace. Electric panel heater

Dining Room



11'3" x 12'5". Brick fireplace. Electric panel heater. Understairs access to cellar

Kitchen



12'7" x 6'10". Floor units and work surface. Stainless steel sink. Electric cooker.

FIRST FLOOR

Return Landing (not double glazed)

Bedroom

(Include measurements here). Electric convector heater

Bedroom

11'3" x 7'4". Built in cupboard

Bathroom



White 3 piece including cast iron bath. Built in airing cupboard (not double glazed).

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

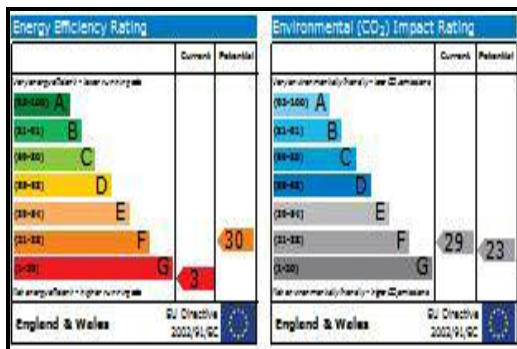
Mains water, electricity and drainage connected.

COUNCIL TAX

Band 'A'

VIEWING

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



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