

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

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

A NEATLY PRESENTED 2 BEDROOMED MID-LINK HOUSE  
WITH GARDENS, GARAGE AND OFF ROAD PARKING  
SITUATED IN THIS POPULAR RESIDENTIAL ESTATE  
ON THE SOUTHERN OUTSKIRTS OF TOWN

**39 SPRINGFIELDS, WIGTON. CA7 9JT**



**PRICE REGION £122,000**

ENTRANCE HALL, LIVING ROOM, DINING KITCHEN,  
2 DOUBLE BEDROOMS, BATHROOM

FRONT & REAR GARDENS  
GARAGE & OFF ROAD PARKING

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 the Town Centre go South along High Street, at the BP Garage turn right into Longthwaite Road, then last left into Springfields – follow the road round and take the 3<sup>rd</sup> left and the house is on the right. The accommodation provides:-

## **GENERAL DESCRIPTION**

The accommodation provides:-

## **GROUND FLOOR**

**Entrance Hall** – stairs off

## **Living Room**



11'10" x 11'11". With gas fire.

## **Dining Kitchen**



14'10" x 9'2". With fitted range of floor and wall units, plumbing for washing machine and dishwasher, electric double oven, gas hob & hood, stainless steel sink, understairs cupboard and patio door.

## **FIRST FLOOR**

**Landing** with hatch to partly boarded loft.

## **Front Bedroom**



11' x 11'9". Double room with built in cupboard

## **Back Bedroom**

8'4" x 11'11". Double room

## **Bathroom**

With white 3 piece suite; Bath (electric shower over), WC and wash hand basin. Electric under floor heating.

## **OUTSIDE**



With rear lawned garden and patio. **Detached Garage/Workshop** with power and light supplies and paved parking space to rear of the property. Front lawned and stoned feature garden.

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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.

**SERVICES**

Mains gas central heating, uPVC double glazing and mains water & electric connected.

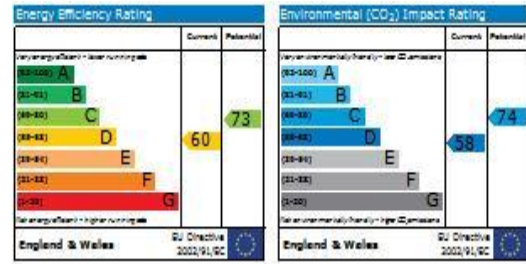
**COUNCIL TAX**

Band 'A'

**VIEWING**

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

**EPC**



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