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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS

A VERY PLEASANT 3 BEDROOMED SEMI-DETACHED COTTAGE
BENEFITTING FROM GOOD SIZED ROOMS
AND CENTRAL HEATING
WITH LAWNED GARDENS AND GARAGE

3 COCKBRIDGE COTTAGES,
MEALSGATE, WIGTON CA7 1JU



PRICE REGION £149,950

RECEPTION HALL, LIVING ROOM, DOWNSTAIRS BATHROOM, KITCHEN/DINING
ROOM, REAR HALL, 3 UPSTAIRS BEDROOMS
FRONT LAWNED GARDEN, REAR WALLED GARDEN
SEPARATE SINGLE GARAGE

LPG CENTRAL HEATING. UPVC DOUBLE GLAZING

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

If travelling from Wigton on the A595, Cockbridge Cottages are located up off the road on the next left hand turn signed 'Torpenhow' after passing the Fletchertown turn off in the 'dip'.

General Description

The accommodation provides:-

GROUND FLOOR

Rear Hall

With pantry cupboard

Downstairs Bathroom

With white 3 piece suite; bath (thermostatic shower over), WC and wash hand basin. Fully tiled.

Kitchen/Dining Room



19'3" x 12'. With range of fitted units and worktops, stainless steel sink, hob. Fridge. Open working fireplace.

Living Room



10'7" x 12'7". With open working fireplace

Front Reception Hall

With door to front garden and stairs off

FIRST FLOOR

Landing with let down ladder to loft space

Front Bedroom

12'7" x 12'7"

Bedroom

12' x 8'4"

Bedroom

7'10" x 12'. With fitted wardrobes and boiler cupboard

OUTSIDE



With lawned garden to the front. One parking space adjacent to the rear of the property. Good sized separate walled garden to the rear with 3 sheds. Separate single detached Garage

SERVICES

LPG central heating, sub-metered water. Mains electricity. Septic tank drainage shared by 4. uPVC double glazing

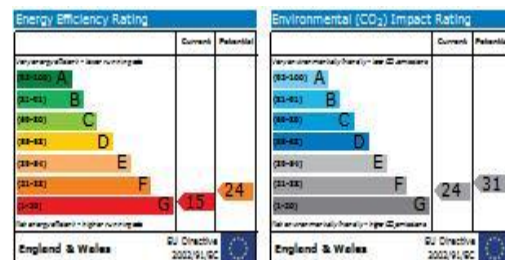
COUNCIL TAX

Band 'B'

VIEWING

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

EPC



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.