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**AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS**

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

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AN IMPRESSIVE MODERN LINK BUNGALOW ON THE WESTERN FRINGE OF TOWN  
CLOSE TO THE GOLF COURSE.

**3 GREENROW MEADOWS, SILLOTH, WIGTON CA7 4HY**



**PRICE REGION £144,500**

EASILY MANAGED AND WELL PRESENTED ACCOMMODATION COMPRISING HALL, LOUNGE, SPACIOUS CONSERVATORY, FITTED DINING KITCHEN, BATHROOM AND TWO DOUBLE BEDROOMS (THE MASTER IS EQUIPPED WITH AN EN SUITE SHOWER ROOM).

FRONT GARDEN WITH SUNNY ASPECT AND SECURE, SHELTERED REAR GARDEN WITH ACCESS TO GARAGE. GAS FIRED CENTRAL HEATING AND DOUBLE GLAZED WINDOWS.

FITTED CARPETS, CURTAINS, BLINDS AND ELECTRIC FIRE SUITE WITH REMOTE CONTROL ARE INCLUDED IN THE SALE OF THIS CHARMING HOME. NOTEWORTHY EXTERNAL FEATURES INCL. IN THE SALE ARE GARDEN TOOL SHED, WATER BUTT AND HARBOUR ARCH GARDEN SEAT

**VIEWING IS STRONGLY RECOMMENDED**

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Registered in England No: 52362 Registered Office: 93 High Street, Wigton, CA7 9PG  
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**ALSO AT 13 HIGH STREET, WIGTON CA7 9NJ – 016973 43641**

## ACCOMMODATION:

### Hall:

UPVC double glazed front door and access via pull down ladder to roof space. Built in shelved store cupboard. Smoke alarm.

**Lounge:** (14'10" Max. x 13'3" Max. approx.)

A pleasant reception room with ample 13 amp sockets, TV point and isolated switch for pond. Electric fire suite with remote control. UPVC double French doors to:



**Conservatory:** (10' x 8'9" approx.)

This excellent addition was provided by Keswick Superglaze as is a delightful feature with laminate floor, wall lamp, electric panel heater, isolater switch for outside lighting and UPVC external doors and double glazed windows.

**Kitchen:** (13'3" x 8'8" plus 1'1" approx. into recess)

With windows to both front and side elevations this well equipped room enjoys a sunny aspect. Fitted wall and floor units incorporating drawers and worksurfaces. One and a half bowl single drainer sink unit with mixer tap. Plumbed for washer, tiling to some walls, spotlighting, TV point and laminate effect cushion flooring. Gas fired Baxi boiler.



**Bedroom 1:** (13'1" Max. x 8'9" approx. to face of wardrobes)

Range of attractive fitted wardrobes and cupboards with hanging facilities, shelving and some mirror doors.



**En suite Shower Room:**

Spacious tiled cubicle with shower, pedestal washhandbasin and W.C. Part tiled walls. Extractor fan. All matching shower room accessories included.

**Bedroom 2:** (11'2" Max. into recess x 9' approx.)

Range of fitted wardrobes and cupboards with hanging facilities, shelving and some mirror doors.

**Bathroom:**

Half tiled walls and suite comprising bath with tiled splashback, pedestal washhandbasin and W.C. Extractor fan. Built in linen cupboard with radiator.

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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.

**OUTSIDE:**

Driveway to **Garage:** (18' x 8'6" approx.) with power, lighting and door to rear garden. Flagged patio from side door of garage to conservatory.



**SERVICES:**

Mains electricity, gas, water and drainage. Gas fired central heating. Double glazed windows. Telephone connection.

**COUNCIL TAX:**

Band B.

**VIEWING:**

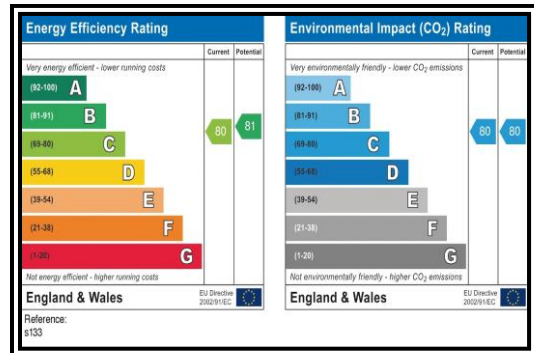
Strictly through the agents – Hopes Estate Agents Tel: 016973 32018.



Outside security lighting and sockets.

Landscaped lawned front garden with railings and mature shrubs, flagged paths etc.

The lawned rear garden is especially pleasant and secure with fencing to both sides with a range of shrubs. Flagged paths and patio area, outside tap and water feature.



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