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HOPES
of Wigton
ESTATE AGENTS

A MOST APPEALING MODERN PARK HOME ON THE FRINGE OF THIS ATTRACTIVE DEVELOPMENT WHICH IS CONVENIENT FOR ALL AMENITIES IN TOWN (RESIDENTS MUST BE OVER FIFTY YEARS OF AGE).

3 MEADOW VIEW PARK, SILLOTH, WIGTON CA7 4QD



PRICE REGION £127, 500

SMARTLY PRESENTED ACCOMMODATION PROVIDING OPEN ENTRANCE PORCH, HALL, LOUNGE/DINING ROOM, FITTED KITCHEN, UTILITY ROOM, BATHROOM AND TWO BEDROOMS (ONE WITH EN SUITE SHOWER ROOM). THIS UNIT OCCUPIES A PARTICULARLY SPACIOUS CORNER PLOT WITH WELL STOCKED LAWNED REAR GARDENS WITH A RANGE OF TREES AND SHRUBS AND A CHARMING AREA WHICH HAS BEEN DECKED. DRIVEWAY/HARDSTANDING TO GARAGE. LPG CENTRAL HEATING. DOUBLE GLAZING.

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ALSO AT 13 HIGH STREET, WIGTON CA7 9NJ – 016973 43641

ACCOMMODATION

Open Entrance Porch: approached via a low flight of steps. Outside lighting.

Hall: UPVC external door with upper part glazed. Built in linen cupboard. Built in cloaks cupboard. A feature of the property are the panelled doors.

Lounge/Dining Room: (19'6" x 9'11" plus 10'3" x 7'8" approx.) This is a charming reception room with three windows in two elevations and a distinctive focal point provided by the electric fire with attractive hearth/surround and overmantel.



Kitchen: (11'9" x 9'7" approx.) A well equipped room with wall and floor units incorporating drawers and worksurfaces. Single drainer sink unit with mixer tap. Breakfast bar. Strip lighting. Fitted oven, hob unit and fan. Open archway to:



Utility Room: (6'11" x 5'2" approx.) Fitted base and wall units, plumbing for washer and cupboard housing Vaillant boiler. UPVC external door.

Bedroom 1: (9'9" x 9'7" Max. approx.) With matching bedroom furniture including range of cupboards/wardrobes/dressing area, drawers and two bedside cabinets.

En suite Shower Room: With shower in tiled cubicle, pedestal washbasin and W.C. Extractor fan. Built in shelved linen cupboard.

Bedroom 2: (10'10" excluding door recess x 9'7" approx.) With bedroom furniture as described in Bedroom 1.

Bathroom: Three piece suite comprising bath, pedestal washhandbasin and W.C. Extractor fan.

OUTSIDE:

Paved driveway/car parking area leading to **Garage:** (17'10" x 10'3" approx.) with up and over door, power and lighting. Delightful lawned gardens to front, side and large rear (those to the rear are especially spacious and pleasant). There is also a most appealing area to the rear which is down to decking.

VIEWINGS: Strictly through the Agents, Hopes Estate Agents 016973 32018.

IMPORTANT NOTICE

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