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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS

A GOOD SIZED 3 BEDROOMED END-TERRACED HOUSE BENEFITTING FROM
GARDENS AND SPACIOUS REAR YARD WITH GARAGE
IN THIS VILLAGE OFF THE A595 SOME 4 MILES ASPATRIA,
5 MILES WIGTON, 10 MILES COCKERMOUTH

3 SCHOOL GARDENS, FLETCHERTOWN, WIGTON. CA7 1BS



PRICE REGION £109,000

NO ONWARD CHAIN

HALL, LIVING ROOM, DINING KITCHEN, 3 BEDROOMS, BATHROOM, FRONT & REAR
GARDENS, REAR TARMAC YARD, SINGLE GARAGE.
GAS CENTRAL HEATING, UPVC DOUBLE GLAZING.

Registered in England No: 52362 Registered Office: 93 High Street, Wigton, CA7 9PG
VAT Reg No: 256 4393 42
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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

At Mealsgate on the A595 take the B5299 signed for Aspatria – at the 90 degree left hand bend turn off right into Fletchertown and School Gardens is on the left hand side.

GENERAL DESCRIPTION

The accommodation provides:-

GROUND FLOOR

Entrance Hall

With stairs off

Living Room



16' x 13'1". With open living flame gas fire and surround.

Dining Kitchen



9'9" x 16'4". With range of fitted floor and wall units with worktops. Included in this range is; stainless steel sink & drainer, integrated fridge & freezer, gas hob plus hood, electric oven. Plumbing for washing machine, tiled floor and understairs pantry cupboard.

FIRST FLOOR

Landing

Rear Bedroom

7'2" x 7'8".

Rear Bedroom

8'10" x 10'11".

Bathroom



4'9" x 9'11". With 3 piece suite; bath (thermostatic control shower over), WC and wash hand basin.

Front Bedroom



9'8" x 16'4". With built in cupboard.

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



With fenced lawned garden to the front. Tarmac drive leading to a yard at the rear, which has a block of 3 single self contained garages, one of which belongs to No 3. Please note there is a pedestrian right of way over the rear yard for neighbouring properties.

SERVICES

Mains gas central heating, uPVC double glazing and all mains services connected.

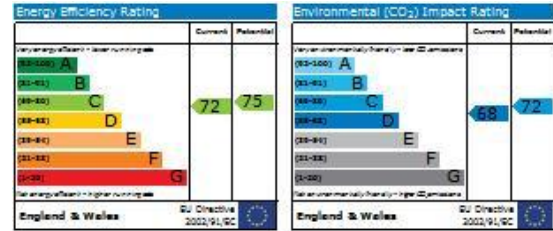
COUNCIL TAX

Band 'A'.

VIEWING

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

EPC



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