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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS

45 Caldew Street, Silloth, Wigton, Cumbria, CA7 4EL



Price: £125,000

A well presented four bedroomed link house over two floors. The property features a front lawned garden with climbers and shrubs and rear lawned garden with potential for off road parking/garage. Convenient location to local schools, shops and sea front. Excellent family accommodation.

- Two separate reception rooms
- Smart modern fitted kitchen
- Four good sized bedrooms (3 double)
- Bathroom with separate W.C.
- Gas fired central heating
- Part double glazed
- **NO ONWARD CHAIN**

Tenure: Freehold

Registered in England No: 52362 Registered Office: 93 High Street, Wigton, CA7 9PG
VAT Reg No: 256 4393 42
Directors: DA Harrison (Chairman); JT Brockbank; JJ Dixon; RE Jackson,
S Robertson F.I.A EST (Scot); B Walton; JT Wilson; J Hope; K Jarman

R. Johnston F.N.A.E.A
Estate Agency Manager
I M Graham
Company Secretary

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

Accommodation comprises:

GROUND FLOOR

Hall:

With composite external door. The distinctive finishes to staircase, doors, skirtings, picture rails are a most appealing feature here and throughout the house.

Lounge:

14'9" x 11' approx.

A light and pleasant room providing gas fire with tiled surround, hearth and overmantel.

Wall lighting.

Small cupboard housing gas meter and a second small store cupboard.



Dining Room: 11'9" x 10' approx.

A second separate reception room which also enjoys the same sunny aspect as the lounge.

Cupboard housing electricity meter.

Kitchen:

10'10" x 8'1" approx.

A smart modern workspace providing fitted wall and floor units incorporating drawers and worksurfaces.

One and a half bowl single drainer sink unit.

Spotlighting and lighting below wall units.

Zanussi double oven, 5 ring gas hob unit and extractor hood.



Rear Lobby:

Access to spacious shelved pantry.

Utility Room:

8'2" x 7'3" approx.

Plumbed for washer and dishwasher.

Part glazed external door.

Access to shelved understairs store cupboard.

FIRST FLOOR

Landing:

Two access points to insulated roof space.

Bedroom 1:

13'10" x 11'1" approx.

Master bedroom with built in double cupboard, one includes airing cupboard with hot water cylinder.



Bedroom 2:

11'9" x 8'6" approx.

Spacious double bedroom with solid wood shelving.



Bedroom 3:

10'10" x 9'3" approx.

Double bedroom with built in/walk in cupboard.

Bedroom 4:

8'8" x 7'4" approx.

Suitable for a single bedroom or study.

Bathroom:

Consisting of white bathroom suite with bath, over bath electric shower, screen and tiled surround.

Pedestal wash hand basin.

Other walls are half tiled.

Separate W.C.

OUTSIDE

Lawned front garden with climbers and shrubs.

Lawned rear garden with shrubs and shed. This area has potential to provide a car parking area/garage.

SERVICES

Mains electric, gas, water and drainage. Telephone connection. Gas fired central heating.

COUNCIL TAX

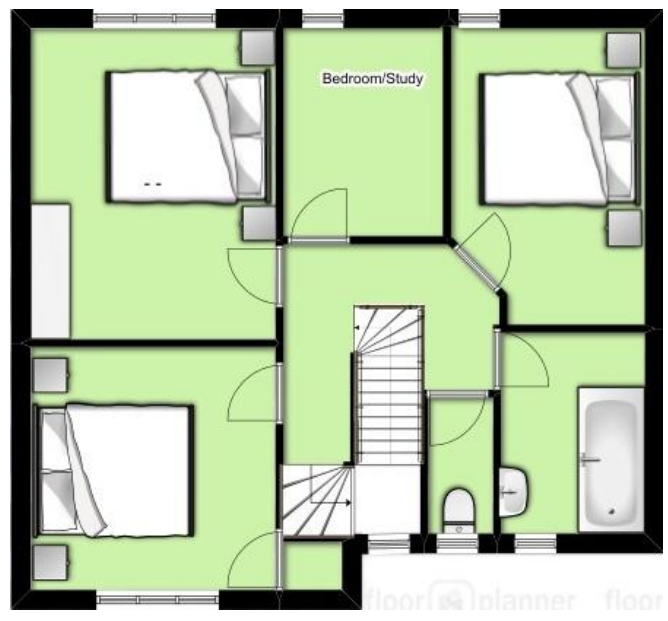
Band A.

FLOOR PLANS:

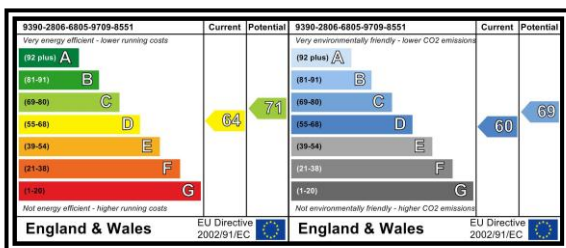
Ground Floor



First Floor



Energy Performance Certificate (EPC) graphs



VIEWING

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