

**Hopes Auction Company Limited,**  
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**AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS**

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

AN IMPRESSIVE, EXTENDED THREE BEDROOM LINK HOUSE IN SOUGHT AFTER  
AREA WHICH IS CONVENIENT FOR THE TOWN

**46 SKINBURNES DRIVE, SILLOTH, WIGTON CA7 4QG**



**PRICE REGION £139,000**

ATTRACTIVE ACCOMMODATION CONSISTING OF HALL, LOUNGE, WELL EQUIPPED  
AND EXTENDED KITCHEN/DINER, THREE GOOD BEDROOMS AND A BATHROOM  
WITH THREE PIECE SUITE PLUS SHOWER.

CAR PARKING AREA TO THE FRONT WITH PLEASANT LAWNED REAR GARDENS.

GAS FIRED CENTRAL HEATING IS PROVIDED AND UPVC DOUBLE GLAZED  
WINDOWS AND EXTERNAL DOORS ARE A FURTHER ADVANTAGE.

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***

## ACCOMMDATION

### Ground floor:

#### Hall:

UPVC double glazed external door. Telephone connection. Distinctive finish to floors in hall and dining kitchen. Glazed multi paned doors to lounge and dining kitchen.

#### Lounge: (14'2" x 11'7" approx.)

An appealing focal point is provided by the gas fire with coal effect, attractive hearth, surround and overmantel.



#### Extended Kitchen/Dining Room: (21'10" overall x 17'4" to the kitchen reducing to 12'5" approx. in the dining room)

The rear extension has created a most impressive, light area providing fitted wall and floor units incorporating drawers, wine rack and worksurfaces. One and a half bowl single drainer stainless steel sink unit with mixer tap. Plumbed for washer. Spotlighting and Xpelair. Baumatic double oven. Gas fired hob unit with fan. Fan to light in dining area. Sliding UPVC double glazed patio doors. Access to shelved understairs store cupboard.



#### Rear Porch:

UPVC external door.

#### First floor:

#### Landing:

With display area adjacent to head of staircase. Access point to roof space.

#### Bedroom 1: Front. (13'6" Max. x 11'9" approx.)

With picture rail (as in the other two bedrooms).

#### Bedroom 2: Rear. (13'6" average x 8'2" approx.)

Built in cupboard housing gas fired Baxi boiler.

#### Bedroom 3: Front. (9'5" x 6'8" approx.)

#### Bathroom: (8'8" Max. x 5'5" approx.)

Tinted suite comprising bath with shower fitting, pedestal washhandbasin and W.C. Two walls are tiled. Pine panelled ceiling.

#### OUTSIDE:

Ample car parking space to front. Lawned rear garden. Raised area down to chippings with pyracantha adjacent.



## 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.

**SERVICES:**

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

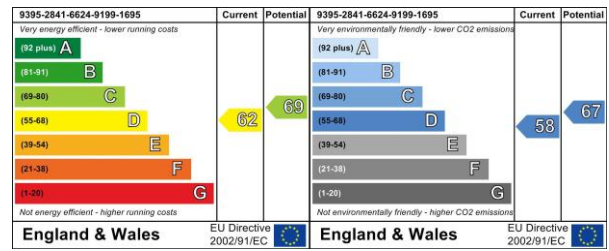
**COUNCIL TAX:**

Band A.

**VIEWINGS:**

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

**EPC:**



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