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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS

A SUBSTANTIAL END LINK HOUSE OCCUPYING A WELL FAVOURED CORNER PLOT
WHICH IS CONVENIENT FOR ALL AMENITIES IN TOWN

48 NORTH VIEW, ASPATRIA, WIGTON CA7 3EE



PRICE REGION £85,000

ACCOMMODATION CONSISTS OF HALL, LOUNGE, SITTING ROOM, KITCHEN,
BATHROOM AND THREE BEDROOMS. GAS FIRED CENTRAL HEATING IS PROVIDED.
DRIVEWAY TO GARAGE WITH SHELTERED AND EASILY MANAGED GARDENS WITH
MATURE SHRUBS TO BOTH FRONT AND REAR.
RANGE OF USEFUL OUTBUILDINGS.

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

Ground floor:

Hall:

Built in cupboard. Telephone connection. Part glazed external door.

Sitting Room: (12'6" x 9'6" approx.)

The gas fire with tiled hearth surround has been disconnected as has that in the second reception room. This room has potential to open through into the lounge to create one large open plan room.

Lounge: (13' x 12'6" approx.)

With glazed doors. Gas fire which has been disconnected. Adjacent built in cupboards.

Kitchen: (9'4" x 5' approx.)

With base units and worksurfaces. Single drainer stainless steel sink unit. Some wall tiling. Access to shelved pantry. This room has potential for enlargement into the pantry and outbuildings which adjoin.

First floor:

Landing:

Access point to roof space. Built in linen cupboard.

Bedroom 1: (12'9" x 11' approx.)

Telephone connection. Built in cupboard.

Bedroom 2: (12'8" x 11'6" approx.)

Built in airing cupboard with hot water cylinder.

Bedroom 3: (9'5" x 7'9" approx.)

Bathroom:

Attractive suite comprising bath, pedestal washhandbasin and W.C. Part tiled walls. Electric shaver point.

OUTSIDE:

Driveway/parking area leading to **Garage**. Range of useful outbuildings.

Easily managed gardens down to chippings to front and side with mature shrubs and climbers.



SERVICES:

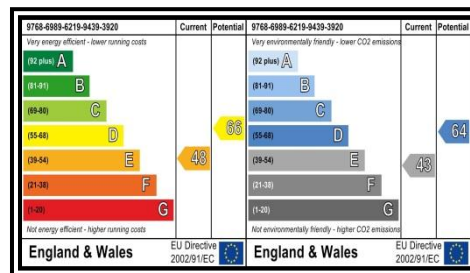
Mains electricity, gas, water and drainage. Telephone connection. Gas fired central heating.

COUNCIL TAX:

Band A.

VIEWING:

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



IMPORTANT NOTICE

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