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**AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS**

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



A MOST SUPERIOR AND SPACIOUS 2 BEDROOMED (EASILY CONVERTED INTO 3 BEDROOMED) DETACHED BUNGALOW WITH INTEGRAL GARAGE AND EASILY MAINTAINED GARDENS BENEFITTING FROM EXPANSIVE RURAL VIEWS TOWARDS THE LAKE DISTRICT

WELL SITUATED IN THIS QUIET CUL-DE-SAC OF SIMILAR PROPERTIES ON THE WESTERN OUTSKIRTS OF TOWN

**4 BELLGATE STEADING, ASPATRIA,**  
**WIGTON CA7 3HL**



**PRICE REGION £225,000**

SPACIOUS HALLWAY, 2 DOUBLE BEDROOMS, LARGE FITTED BATHROOM, LAUNDRY ROOM / POTENTIAL 3<sup>RD</sup> BEDROOM, DINING KITCHEN, 18FT THROUGH LIVING ROOM, INTEGRAL GARAGE & PARKING DRIVE  
EASILY MAINTAINED GARDENS & PATIO  
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  
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

**Lewis West** (B.Sc. Hons)  
Estate Agency Manager  
**I M Graham**  
Company Secretary

**ALSO AT 8 STATION ROAD, SILLOTH CA7 4AE - 016973 32018**

## **DIRECTIONS**

Bellgate Steading turning is located on the left hand side, travelling on the A596 towards Maryport on the edge of Town

## **GENERAL DESCRIPTION**

The circa 15 years old accommodation provides:-

### **Entrance Hallway**

Inviting spacious circulation Hallway with all rooms off including internal door to Garage

### **Bedroom**



9'5" x 15'9" including fitted wardrobes and units. Benefitting from double aspects.

### **Bedroom**



9'7" x 12'2" with fitted wardrobes and units

### **Bathroom**



With fitted 5 piece suite including thermostatic controlled shower, WC, bidet, wash hand basin and corner bath.

### **Laundry Room / Potential 3<sup>rd</sup> Bedroom**

9'11" x 7' including Store/Broom cupboard and airing cupboard. Plumbing for washing machine and stainless steel sink. This room could easily being converted to an additional bedroom.

### **Dining Kitchen**



14'10" x 19'9" max measurements to bay window. Range of fitted floor and wall units including electric oven, microwave, fridge, gas hob and hood, sink.

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## **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.



**Through Living Room**



12'9" x 18'11". Attractive fireplace and inset open Living flame gas fire. Patio door to rear patio and garden with superb views



**Integral Garage**

With electric automatic door, water, power and light supplies. Gas boiler.

**OUTSIDE**



With paviour patio and low maintenance ornamental garden and rockery to the rear. Paviour parking drive to the front

**VIEWING**

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

**COUNCIL TAX**

Band 'D'

**EPC**

Energy Efficiency Rating		Current	Potential	Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very energy efficient - low running costs	A			Very environmentally friendly - low CO <sub>2</sub> emissions	A		
(93-100)	B			(93-100)	B		
(84-92)	C			(84-92)	C		
(75-83)	D			(75-83)	D		
(65-74)	E			(65-74)	E		
(55-64)	F	68	69	(55-64)	F	66	67
(45-54)	G			(45-54)	G		
Not energy efficient - high running costs				Not environmentally friendly - high CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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