

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

HOPES
of Wigton
ESTATE AGENTS

A VERY PLEASANT 2 BEDROOMED DETACHED BUNGALOW
ENJOYING A LARGE GARDEN
AT THE HEAD OF A QUIET PRIVATE RESIDENTIAL CUL-DE-SAC
IN THE SOUTHERN OUTSKIRTS OF THE TOWN

51 SPRINGFIELDS, WIGTON CA7 9JT



PRICE REGION £159,995

CENTRAL HALLWAY, LIVING ROOM WITH DOUBLE ASPECTS,
DOUBLE ASPECT FITTED KITCHEN,
2 DOUBLE BEDROOMS, SHOWER ROOM
GARAGE. LAWNED GARDENS
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); J.T Brockbank; J Dixon ; JJ Dixon; IJ Heslop A.I.A (Scot);
J Hope; RE Jackson; K Jarman; S Robertson F.I.A EST (Scot); B Walton; JT Wilson

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

From our Office go South along High Street and turn right into Longhwaite Road opposite the BP Garage. At the edge of town turn left into Springfields and go straight on to the 4th cul-de-sac on the left to No. 51 in the top right corner.

General Description

The accommodation provides:-

Central Hallway

With built in airing cupboard housing the gas boiler

Living Room



15'4" x 10'5". Gas fire on tiled fireplace. Double aspects.

Dining Kitchen



19' x 8'8". Modern range of fitted floor and wall mounted units incorporating electric oven, gas hob. Good work surface area includes Breakfast Bar. Plumbed for washing machine and dishwasher, 1 ½ bowl laminated sink unit. Double aspects into the garden

Bedroom



13'5" x 10'

Bedroom



11'7" x 10'

Half Tiled Shower Room

Shower cubicle with electric control, WC/wash hand basin

OUTSIDE

Tarmaced drive to Detached Garage. Lawned grounds which could be used to extend property (subject to planning consent)

SERVICES

All mains services connected. Gas central heating. uPVC double glazing

VIEWING

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

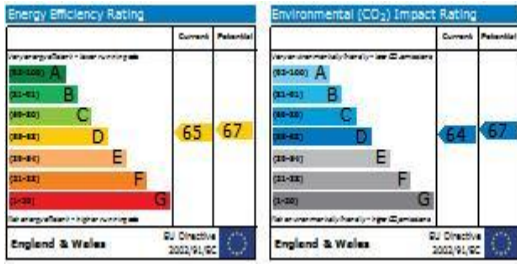
COUNCIL TAX

Band 'B'

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.

EPC



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