

Hopes Auction Company Limited,
8 Station Road, Silloth, Wigton, Cumbria, CA7 4AE.
Telephone: 016973 32018 Fax: 016973 31535
E-mail: estateagentssilloth@hopesofwigton.co.uk
Website: www.hopesofwigton.co.uk

AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS

A WELL PROPORTIONED TOWNHOUSE WITH ATTRACTIVE FEATURES OCCUPYING A CENTRAL LOCATION WITH OPEN VIEWS ACROSS SPORTS PITCHES

55 EDEN STREET, SILLOTH, WIGTON CA7 4AS



PRICE REGION £162,500

MUCH IMPROVED AND RECENTLY MODERNISED ACCOMMODATION PROVIDING VESTIBULE, HALL, SITTING ROOM, FITTED KITCHEN/BREAKFAST ROOM, UTILITY ROOM, CLOAKROOM, BATHROOM AND THREE TO FIVE BEDROOMS (ONE HAVING AN EN SUITE FACILITY).

TO THE REAR IS A TWO STOREY GARAGE WITH WORKSHOP BELOW AND YARD. GAS FIRED CENTRAL HEATING IS PROVIDED AND UPVC DOUBLE GLAZED WINDOWS.

FITTED CARPETS, BLINDS AND KITCHEN APPLIANCES AS DESCRIBED ARE INCLUDED IN THE SALE.

PART EXCHANGE CONSIDERED

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

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

Ground floor:

Vestibule:

UPVC external door, dado rail and part glazed door to:

Hall:

With coved ceiling.

Sitting Room: (15' Max. x 14'6" approx.)

A pleasant, light reception room with panelled door and picture rail. A fine focal point is provided by the gas fire with coal effect and distinctive surround.



Kitchen/Breakfast Room: (13'2" Max. x 12'8" approx.)

A well equipped room with fitted wall and floor units incorporating drawers and worksurfaces. One and a half bowl single drainer stainless steel sink unit with mixer tap. Cupboard housing gas fired Worcester combi boiler. Spot lighting. Walls are tiled above worktops. New World cooker with five ring gas hob unit and extractor. Integrated dishwasher.



Bathroom: (6'1" x 9'7" approx.)

Suite comprising bath, pedestal washhandbasin and W.C. Gainsborough style electric shower with screen over bath. Wall tiling.



Lower Ground Floor:

Hall:

Access to understairs store cupboard.

Cloakroom:

Corner washhandbasin and W.C.

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.

Utility Room: (10'2" x 9'9" approx.)
Stainless steel sink unit with base unit and worktop. Double glazed velux window. UPVC external door. Access to garage.



Lounge/Bedroom 1: Front. (14'9" x 14'6" approx.)
With digital cable and telephone point. Large window below pavement level.



Boxroom: (14'7" x 4'5" approx.)

Playroom: (13' x 12'1" approx.)
With sliding double glazed patio doors and chimney feature.



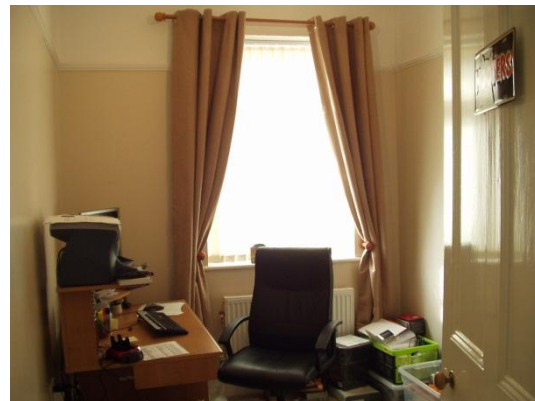
First floor:

Bedroom 2: Front. (15'1" x 10'8" approx.)
A pleasant room with open outlook, picture rail and ceiling cornice. Two fitted wardrobes with cupboards over.

Bedroom 3: Rear. (12'11" x 12' approx.)
Two fitted wardrobes with cupboards over.



Bedroom 4: (10'6" x 7'9" approx.)



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Second floor:

Bedroom 5: (18'6" Max. x 18'5" approx.)
A spacious room with a large double glazed veluxe window and access points to eaves.



En suite Shower Room:
Mira Sport shower in tiled cubicle with sliding doors. Washhandbasin and W.C.

OUTSIDE:

Two storey Garage/Workshop: (21'3" x 16'2" approx.)
With power and lighting. Self contained rear yard. Stepped area to rear lane

SERVICES:

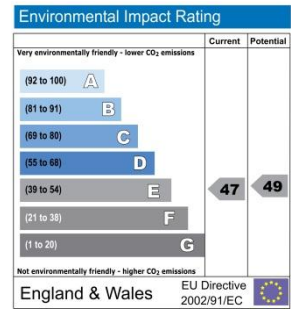
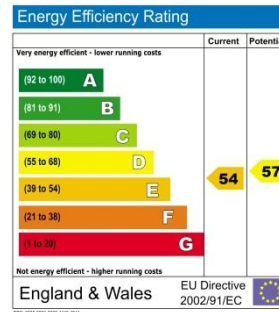
Mains electricity, gas, water and drainage. Telephone connection. Gas fired central heating. UPVC double glazed windows. All rooms have TV cable points and radiators.

COUNCIL TAX:

Band B.

VIEWING:

Strictly through Hopes Estate Agents Tel: 016973 32018.



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