

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

HOPES
of Wigton
ESTATE AGENTS

A DESIRABLE MODERN 4 BEDROOMED 2 BATHROOMED DETACHED FAMILY HOUSE
ENJOYING A QUIET PRIVATE SITUATION IN A CLOSE
OF ONLY 5 PROPERTIES JUST OFF THE TOWN CENTRE

5 MART CLOSE, ASPATRIA CA7 3AB



PRICE REGION £195,000

ATTRACTIVE RECEPTION HALL WITH GALLERIED LANDING,
21 FT THROUGH LIVING ROOM, 17 FT DINING KITCHEN,
STUDY, UTILITY ROOM WITH DOWNSTAIRS W.C.,
MASTER BEDROOM WITH EN-SUITE SHOWER ROOM,
3 FURTHER BEDROOMS, 4 PIECE FAMILY BATHROOM
GARAGE. GARDEN. PRIVATE REAR 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); J.T Brockbank; J Dixon ; JJ Dixon; IJ Heslop A.I.A (Scot);
RE Jackson; S Robertson F.I.A EST (Scot); B Walton; JT Wilson C.A

D W Bulman F.R.I.C.S.
Estate Agency Manager
I M Graham
Company Secretary

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

Directions

Mart Close is located towards the Western end of the Town off King Street.

General Description

Privately built circa 2006 the excellent accommodation provides:-

Reception Hall



11'3" x 11'3". Dog leg stairs to galleried landing

Through Living Room



21' x 12'5". French doors to rear

Study

11'5" x 9'3"

Dining Kitchen



17' x 12'. Good range of wall mounted units with extensive work surfaces. Electric oven, gas hob with extractor hood. Tiled floor to

Utility

Stainless steel sink. Plumbed for washing machine and dryer

Cloakroom

W.C./wash hand basin. Door to

Garage

19' x 11'5". Power, light and water. Gas combi boiler.

First Floor

Master Bedroom

12' x 10'5"

Plus **En-Suite shower room.**

Family Bathroom (4 piece suite)

8'7" x 6'6"

Bedroom

8'10" x 8'

Bedroom

12'5" x 10'7" max

Bedroom

12'5" x 10'

Landing with airing cupboard.

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

All mains services. Gas central heating,
UPVC double glazing.

VIEWING

Strictly by appointment through the Agents,
Hopes of Wigton, 01697343641

COUNCIL TAX

Band 'D'

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