

Hopes Auction Company Limited,
13 High Street, Wigton, Cumbria, CA7 9NJ
Telephone: 016973 43641 Fax: 016973 43743
E-mail: estateagents@hopesofwigton.co.uk
Website: www.hopesofwigton.co.uk

AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS

AN IMMACULATELY PRESENTED 2 BEDROOMED TOWN TERRACED COTTAGE QUIETLY
TUCKED AWAY OFF THE HIGH STREET
PROVIDING VERY CHARACTERFUL SELF CONTAINED ACCOMMODATION

63 HIGH STREET, WIGTON. CA7 9PG



PRICE REGION £78,000

IDEAL BUY-TO-LET INVESTMENT

LIVING ROOM, KITCHEN, 2 BEDROOMS, BATHROOM UPSTAIRS
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

Pedestrian access to the property is off Proctors Row (which overlooks St Mary's Church) – walk through the archway to the rear and turn right.

General Description

The attractive accommodation provides;

GROUND FLOOR

Entrance to:-

Fitted Kitchen



11'6" x 9'6" maximum. Including understairs cupboard. Floor and wall units including worksurfaces. Electric cooker point, plumbing for washer, stainless steel sink and tiled floor.

Living Room



11'8" x 13'2" average measurements. With fire surround and inset electric convector fire (gas connections available). Beamed ceiling and stairs off

FIRST FLOOR

Landing

Bedroom



11'6" x 9'2". With walk in wardrobe and beamed ceiling.

Bathroom



With 3 piece suite; Bath (electric shower over), WC and wash hand basin. Airing cupboard housing combi-boiler.

Bedroom

6'9" x 11'5". With velux roof window.

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

Mains gas central heating, uPVC double glazing and all mains services connected.

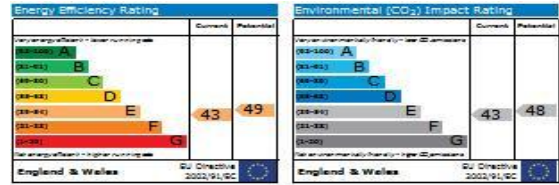
COUNCIL TAX

Band 'A'

VIEWING

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

EPC



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.