

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

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

THIS MOST DESIRABLE TOWNHOUSE OCCUPIES A WELL FAVOURED LOCATION WITH EASY WALKING DISTANCE OF SCHOOLS, CHURCH, SHOPS ETC. THE PROPERTY HAS A DISTINCTIVE STONE FACADE AND BENEFITS FROM GAS FIRED CENTRAL HEATING AND DOUBLE GLAZED WINDOWS.

**63 LAWSON STREET, MARYPORT CA15 6LZ**



**PRICE REGION £150,000**

WELL PRESENTED ACCOMMODATION CONSISTING OF VESTIBULE, HALL, LOUNGE, SEPARATE DINING ROOM, SUN LOUNGE, FITTED KITCHEN, CLOAKROOM, CELLAR/UTILITY AREA, WORKSHOP, THREE GOOD BEDROOMS AND A BATHROOM.

FORECOURT, REAR YARD AND GARAGE.

MANY ATTRACTIVE FEATURES INCLUDING CEILING CORNICES AND ROSES, DADO RAILS ETC.

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:

#### Hall:

Glazed multi paned door to two reception rooms.

#### Sitting Room: (13'4" x 13' approx.)

An elegant reception room with ceiling cornice and rose and dado rail. AN impressive focal point is provided by the gas fire with coal effect hearth/surround and overmantel.



#### Dining Room: (14'8" x 13'4" approx.)

A second separate reception room with features including cornice and rose, with dado rail. Arched display recess with lighting.



French doors to:

#### Sun Lounge: (12'2" x 7'7" approx.)

A charming addition with wall lighting.



#### Kitchen: (13'2" x 7' approx.)

Fitted wall and floor units incorporating drawers, cabinets and worksurfaces. Single drainer sink unit with mixer tap. Breakfast bar. Spot lighting and some wall tiling. Wood block flooring. Fitted oven, hob unit and extractor fan.



#### Lobby:

UPVC door to rear yard. Access to lower ground floor level.

#### Cloakroom:

With sliding door. Washhandbasin in vanitory surround and W.C.

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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.

## Lower Ground Floor:

### Cellar 1/Utility Area:

With base units and worksurfaces. Single drainer stainless steel sink unit with mixer tap. Plumbed for washer. Gas fired Ideal Mexico boiler. Access to store cupboard.

**Cellar 2/Workshop:** (17' x 12'9" approx.)  
With power and lighting.

### First floor:

**Bedroom 1:** (17'1" Max. x 13'2" approx.)  
A good double bedroom with ceiling rose and cornice. Dado rail. Fitted wardrobes with sliding doors, hanging and shelving.

**Bedroom 2:** (12'1" x 11' approx.)  
Ceiling cornice/rose and dado rail. Range of fitted wardrobes with sliding doors.

### Second floor:

#### Landing:

Double glazed veluxe window.

**Bedroom 3:** (17'2" x 13'9" approx.)  
The free standing wardrobes with sliding mirror doors are also included in the sale.

### Bathroom:

Tiled floor and suite comprising bath, pedestal washhandbasin and W.C. Shower in cubicle. Spot lighting. Built in store cupboard. Double glazed veluxe window.

### OUTSIDE:

Forecourt garden. Rear yard with **Garage:** (19'7" Max. x 10'9" approx.) With up and over door and strip lighting.

### SERVICES:

Mains electricity, gas, water and drainage. Telephone connection. Gas fired central heating. UPVC double glazing.

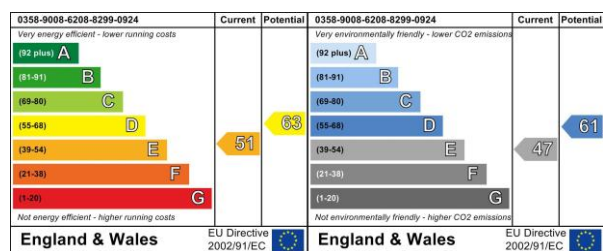
### COUNCIL TAX:

Band B.

### VIEWINGS:

Strictly through the Agents – Hopes Estate  
Agents Tel: 016973 32018.

### EPC:



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