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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS



A DECEPTIVELY SPACIOUS IMMACULATELY PRESENTED FOUR BEDROOMED DETACHED BUNGALOW ON THE SOUTHERN OUTSKIRTS OF THIS BUSY MARKET TOWN WITH EASILY MANAGED GARDENS AND GARAGE.

THIS PROPERTY HAS BEEN RENOVATED TO AN EXTREMELY HIGH STANDARD AND VIEWING IS ESSENTIAL TO APPRECIATE THE SIZE AND QUALITY OF THIS PROPERTY

63 SYKE ROAD, WIGTON, CA7 9NG



PRICE REGION £199,995

COMPREHENSIVELY AND TASTEFULLY RENOVATED ACCOMMODATION WITH COVERED CEILINGS, QUALITY INTERNAL DOORS, ATTRACTIVE STRIPPED FINISHES TO SKIRTINGS/DOOR CASINGS ETC EXCELLENT MOBEN FITTED KITCHEN, HALL, LOUNGE, WELL EQUIPED KITCHEN TO DINING ROOM WITH SUPERB ATTIC ROOM WHICH IS CURRENTLY BEING USED AS A 3RD RECEPTION AREA AND STUDY. THIS PROPERTY IS IN IMMACULATE DECORATIVE ORDER AND IS FULLY DOUBLE GLAZED WITH GAS CENTRAL HEATING SUPPLIED BY A COMBINATION BOILER.

IMMEDIATE VACANT POSSESSION

Registered in England No: 52362 Registered Office: 93 High Street, Wigton, CA7 9PG
VAT Reg No: 256 4393 42
Directors: DA Harrison (Chairman); JT Brockbank; JJ Dixon; RE Jackson,
S Robertson F.I.A EST (Scot); B Walton; JT Wilson; J Hope; K Jarman

Lewis West (B.Sc. Hons)
Estate Agency Manager
I M Graham
Company Secretary

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

ACCOMMODATION

GROUND FLOOR

Hall

With UPVC external door and linking archways. Built in shelved airing cupboard with meters. Access via pull down folding ladder of timber construction to attic room.

Lounge



11'11" x 11'3" plus recess 3'8" x 2' approx. The focal point of this South facing reception room is the modern living flame gas fire with pebble and log effect in a distinctive surround.

Kitchen



15'3" x 10' approx. A well proportioned room with fitted 'Moben' wall and floor units incorporating drawers, cabinet and worksurfaces. Lighting is provided below wall units. One and a half bowl single drainer stainless steel sink unit with mixer tap, wine rack, spotlighting and tiled floor. Integrated appliances include range cooker, hob unit and extractor hood, fridge freezer and dishwasher. Part glazed door to hall and open archway to Dining Room/2nd Reception Room.

Dining Room

14'10" x 8'11" approx. A pleasant L-shaped room with noteworthy features include the wood floor, spotlighting and TV point (there is wiring for Sky TV).

Bedroom 1



11'5" x 11'4" approx.



Bedroom 2

9'10" x 8'11" approx.

Bedroom 3

11'7" x 8' approx.

With appealing laminate flooring.

Bedroom 4

7'5" x 7'5" approx.

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.

Bathroom

Fully tiled walls and tiled floor, white suite providing bath with Mira shower over and folding screen, washhand basin and WC, spotlighting, electric shaver point, heated towel rail.

FIRST FLOOR

Attic Room



This most impressive room which has been used as a Study/3rd Reception Area affords fine views south from its two double glazed velux windows to Skiddaw and the Northern Fells. Furnishings could be acquired as extras if desired.

Adjacent Store - A useful part floored store which is well insulated, felted and provides power and lighting.

OUTSIDE



Paviour driveway affording ample hard standing for 3/4 vehicles to **GARAGE** – 16'6" x 8'6" approx, with up and over door, power and lighting. Behind is a

UTILITY ROOM

8'9" x 6'3" approx providing base and wall units with worksurface, plumbed for washing machine. Low maintenance shaped, lawned front garden incorporating a water feature and charming Acers (some dwarf variety) all bounded by a low brick perimeter wall. Power point available in front garden and wired for lighting from borders. Gated side access with Clematis overhead. Lawned rear garden being part down to chippings with recently fitted timber fencing. Garden shed and outside lighting.

SERVICES

Mains electric, gas, water and drains. Telephone connection, gas fired central heating to radiators with individual thermostatic controls. UPVC double glazed windows.

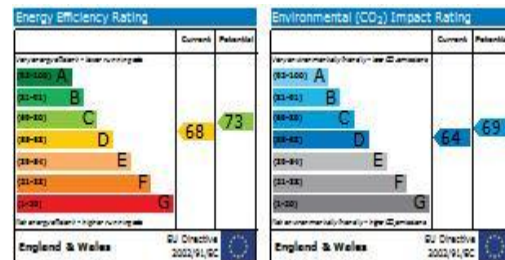
COUNCIL TAX

Band 'B'.

VIEWING

Strictly by appointment through the agents, Hopes of Wigton, 016973 43641.

EPC



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