

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 MOST ATTRACTIVE TERRACED HOUSE ON A QUIET STREET NEAR ALL  
AMENITIES AND WITHIN THE CONSERVATION AREA

**6 NEW STREET, SILLOTH, WIGTON CA7 4AT**



**PRICE REGION £82,000**

ACCOMMODATION COMPRISES BRIEFLY LOUNGE, DINING  
ROOM, KITCHEN, UTILITY AREA, BATHROOM, TWO BEDROOMS  
AND ATTIC ROOM.

REAR YARD. GAS FIRED CENTRAL HEATING IS PROVIDED AND  
DOUBLE GLAZED WINDOWS

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:

#### Lounge: (12'1" x 11'5" approx.)

A pleasant front reception room with UPVC external door and (as others) panelled internal door.



#### Dining Room: (12'2" x 9'11" approx.)

A second separate reception room with dado rail and access to understairs store cupboard.

#### Kitchen: (10'11" x 5'11" approx.)

Fitted wall and floor units incorporating cabinets, drawers and worksurfaces. Single drainer stainless steel sink unit with mixer tap. Gas fired Vaillant combi boiler. Cooker with extractor fan. UPVC door to:



#### Utility Area: (7'10" x 5'2" approx.)

Plumbing for washer. Sliding double glazed patio doors to rear yard.

### Bathroom:

White suite comprising bath with Mira shower over, tiled surround and folding screen. Also pedestal washhandbasin and W.C. Ladder style radiator.



#### Bedroom 1: Rear. (12'2" x 10' approx.)

Built in store cupboard.



#### Bedroom 2: Front. (12'2" x 8'11" approx.)

Access to understairs store 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.

**Second floor:**

**Attic Room:** (19'11" overall – eaves to eaves x 12'1" approx. – overall)

There is, of course, limited headroom towards the eaves both to the front and rear of this room. Double glazed velux window and spotlighting.

This is an appealing room but Local Authority Building Control Approval for the conversion has not been obtained and it may not therefore be classified as a bedroom.

**OUTSIDE:**

Flagged and self contained rear yard with Storeshed.

**SERVICES:**

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

**COUNCIL TAX:**

Band A.

**VIEWINGS:**

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

---

**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.