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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS

A PLEASANTLY SITUATED SEMI DETACHED HOUSE ON THIS POPULAR RESIDENTIAL
DEVELOPMENT ON WESTERN FRINGE OF TOWN

71 THE CROFTS, SILLOTH, WIGTON CA7 4HB



PRICE REGION £102,000

ACCOMMODATION PROVIDES HALL, LOUNGE, FITTED DINING KITCHEN, UTILITY ROOM, CLOAKROOM, THREE BEDROOMS AND A BATHROOM. THERE ARE LAWNED GARDENS TO BOTH FRONT AND SIDE WITH A FLAGGED REAR PATIO. GAS FIRED CENTRAL HEATING IS AN ADVANTAGE AS ARE UPVC DOUBLE GLAZED WINDOWS.

Registered in England No: 52362 Registered Office: 93 High Street, Wigton, CA7 9PG
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ACCOMMODATION

Ground floor:

Entrance Porch:

UPVC external door.

Lounge: (15'1" x 11'11" approx. excluding the attractive bay window)

A distinctive focal point is afforded by the electric fire with coal effect, feature hearth/surround and overmantel. Wall lighting. Telephone connection. Glazed multi paned double doors to dining kitchen.



Dining Kitchen: (12'2" x 11'8" approx.)

Fitted wall and floor units with drawers and worksurfaces. One and a half bowl single drainer stainless steel sink unit with mixer tap. Gas fired Potterton boiler. Spot lighting. Access to shelved understairs store. Built in oven, gas hob unit and extractor hood.



Rear Porch:

With tiled floor and spotlighting.

Bathroom:

With tiled walls and floor. Suite consisting of bath, pedestal washhandbasin and W.C. Triton shower with screen over bath.

First floor:

Bedroom 1: (12'7" x 11'6" plus 3'3" approx. into recess)

Range of fitted wardrobes, drawers and cupboards.



Bedroom 2: (12'6" x 7'10" approx.)

Shelving.

Bedroom 3: (9'3" x 6'10" approx.)

OUTSIDE:

Self contained rear yard with access to **Utility Room:** (6'11" x 6'9" approx.) A most useful room with UPVC clad ceiling and walls. Tiled floor, power and lighting and plumbed for washer.

SERVICES:

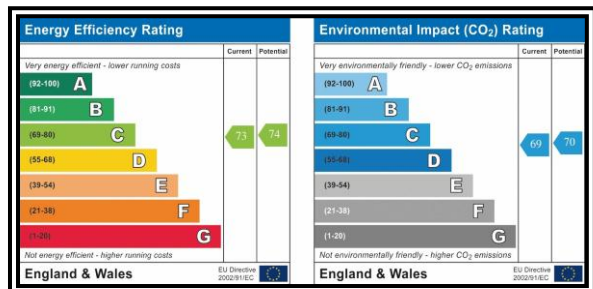
Mains electricity, gas, water and drainage. Telephone connection. Gas fired central heating. Double glazed windows.

COUNCIL TAX:

Band A.

VIEWINGS:

Strictly through the agents, Hopes Estate Agents 016973 32018.



IMPORTANT NOTICE

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