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**AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS**

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

A PLEASANT TWO BEDROOM TERRACED HOUSE OVERLOOKING THE RENOWNED  
GOLF COURSE

**7 BEACONSFIELD TERRACE, SILLOTH, WIGTON CA7 4HE**



**PRICE REGION £79,000**

THIS TERRACE HOUSE HAS AN ATTRACTIVE FACADE WITH A ROUGHCAST RENDERED FRONT ELEVATION. ACCOMMODATION CONSISTS OF ENTRANCE PORCH, SITTING ROOM, DINING ROOM, KITCHEN, SHOWER ROOM AND TWO BEDROOMS. RENOVATIONS TO CREATE AN ATTIC ROOM (WITH DOUBLE GLAZED VELUXE WINDOW AND PULL DOWN LADDER) HAVE BEGUN BUT WILL REQUIRE COMPLETION.

GAS FIRED CENTRAL HEATING IS INSTALLED AND MOST WINDOWS ARE DOUBLE GLAZED. THERE IS ALSO A FORECOURT AND COVERED REAR YARD.

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Estate Agency Manager  
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***ALSO AT 13 HIGH STREET, WIGTON CA7 9NJ – 016973 43641***

## ACCOMMODATION

### Ground floor:

#### Entrance Porch:

UPVC external door. Dado rail.

**Sitting Room:** (14'8"Max. x 10'9"Max. approx.)

With glazed multi paned doors.

**Dining Room:** (14'8" x 10'9" approx.)

Access to shelved understairs store cupboard.

**Kitchen:** (10'9" x 8'7" Max. approx.)

Single drainer stainless steel sink unit. Range of fitted base and wall units with worksurfaces. Strip lighting and tiled floor. Glazed multi paned door to

### Lobby:

#### Shower Room:

With Mira Sport shower and walk in facility. Pedestal washhandbasin and W.C.

### First floor:

**Bedroom 1:** Front. (14'8" x 10'10" approx.)

With fine views over the golf course to the clubhouse. Built in wardrobe.



**Bedroom 2:** Rear. (14'8" x 10'9" approx.)

Access via pull down aluminium ladder to potential attic room with velux window.

## OUTSIDE:

Gated forecourt. Covered rear yard with outside tap.

## SERVICES:

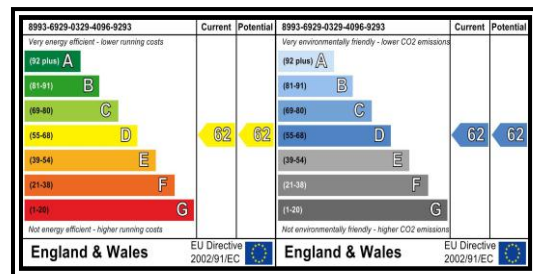
Mains electricity, gas, water and drainage Gas fired central heating. Most windows are double glazed.

## COUNCIL TAX:

Band A.

## VIEWING:

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.