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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS

A MOST APPEALING EXTENDED THREE BEDROOM SEMI DETACHED HOUSE IN A
DESIRABLE RESIDENTIAL AREA JUST NORTH EAST OF SILLOTH

7 MORICAMBE PARK, SKINBURNESS, SILLOTH CA7 4RB



£550 PER CALENDAR MONTH

ACCOMMODATION CONSISTS OF ENTRANCE HALL, LOUNGE/DINING ROOM, FITTED
KITCHEN, CONSERVATORY, UTILITY AREA, SHOWER ROOM, THREE BEDROOMS
AND A BATHROOM.

LAWNED FRONT GARDEN AND PAVIOURED HARDSTANDING FOR TWO VEHICLES
WITH GARAGE BEYOND. PAVIOURED REAR GARDEN.

GAS FIRED CENTRAL HEATING AND UPVC DOUBLE GLAZED WINDOWS ARE
PROVIDED.

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);
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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:

Entrance Hall:

UPVC external door. Telephone connection. Part glazed inner door to

Lounge to Dining Room: (13'6" x 13'4" approx. plus 9'10" x 7'11" approx.)
Gas fire with coal effect, feature hearth/surround and overmantel. Part glazed doors to conservatory.



Kitchen: (9'5" x 8'3" approx.)

Fitted wall and floor units incorporating drawers and worksurfaces. One and a half bowl single drainer stainless steel sink unit. Spotighting and some wall lighting. Indesit oven, hob and fan. Part glazed doors to lounge and utility area. Access to shelved understairs cupboard with light.

Utility Area: (10'11" x 6'4" approx.)

UPVC external door.

Shower Room:

Triton Opal shower in cubicle. Washbasin with fitted cupboards below and W.C. Spotighting and extractor fan. Ladder styled heated towel rail/radiator.

Conservatory: (13'9" x 9'7" approx.)

Part glazed double doors to lounge. UPVC external door.

First floor:

Landing:

Built in airing cupboard with gas fired Worcester boiler. Built in overstairs cupboard. Access point to roof space.

Bedroom 1: Rear. (11'4" Max. x 9'11" Max. approx.)

Bedroom 2: Front. (9'9" excluding wardrobes x 8'11" approx.)
Fitted wardrobes/cupboards with sliding mirror doors.

Bedroom 3: Front. (7'5" x 6'7" approx.)

Bathroom:

Tinted suite comprising bath with shower attachment, pedestal washhandbasin and W.C. Some wall tiling. Cabinet.

OUTSIDE:

Pavioured double car parking area/hardstanding with **Garage:** (18'3" x 8'2" approx.) up and over door, wall units and shelving and plumbing for washer. Lawned front garden with borders. Pavioured area to rear with outside tap and timber garden shed.



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.

SERVICES:

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

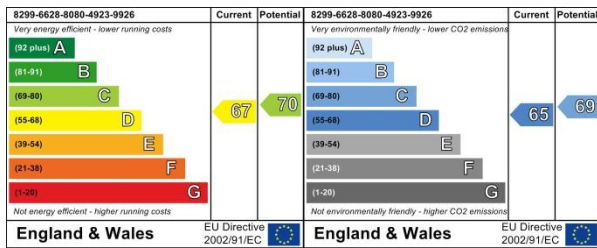
COUNCIL TAX:

Band B.

VIEWING:

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

EPC



DEPOSIT

The Landlord will take a deposit equal to the first month's rent. The Landlord must register with The Deposit Protection Service or an equivalent scheme.

TENANCY AGREEMENT

The successful tenant will pay an application fee of £100 plus VAT to Hopes Estate Agents (this includes applying for references, bank status enquiries. and drawing up tenancy agreements).

REFERENCES

At least two references (including financial) will be required from interested parties.

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