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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS

AN IMPRESSIVELY PROPORTIONED TERRACED PROPERTY
OCCUPYING A CENTRAL POSITION IN SILLOTH NEAR ALL THE AMENITIES AND
WITHIN THE TOWN'S CONSERVATION AREA.

7 STATION ROAD, SILLOTH, WIGTON, CA7 4AE



PRICE REGION £190,000

THE PROPERTY IS AT PRESENT SUBDIVIDED INTO COMMERCIAL USAGE (LITTLE GEMS – JEWELLERY ETC) AT GROUND FLOOR LEVEL WITH SPACIOUS FOUR BEDROOMED LIVING ACCOMMODATION TO THE UPPER TWO FLOORS. TO THE REAR IS A PLEASANT SELF CONTAINED YARD WITH OUT HOUSES. GAS FIRED CENTRAL HEATING IS PROVIDED AND WINDOWS ARE DOUBLE GLAZED TO THE FRONT.

POTENTIAL FOR CHANGE OF USE TO FLAT, HOLIDAY LET ETC SUBJECT TO THE USUAL PLANNING PERMISSIONS BEING OBTAINED

Registered in England No: 52362 Registered Office: 93 High Street, Wigton, CA7 9PG
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ALSO AT 13 HIGH STREET, WIGTON CA7 9NJ – 016973 43641

ACCOMMODATION

GROUND FLOOR:

Vestibule:

With authentic tiled floor

Hall:

A gracious entrance with corniced ceiling and decorative mouldings depicting the head of Queen Victoria. Fireboarding has been fitted between the hall and stairwell.



Shop – Retail Area: (19'8" overall x 17' approx.)

A spacious and particularly light area with large UPVC double glazed display bay window, display cabinet and part slatted walls.



Workshop: (14'11" x 9'9")

With shelving and a fixed light for work area which also acts as a viewpoint for the shop.

Rear Hall:

Access to understairs store cupboard with shelving and light and gas meter. There is also a useful built in shelved cupboard.

Cloakroom:

With part paneled walls, washbasin and WC, Xpelair and spotlighting. UPVC double glazing.

Stock Room: (14' x 13'9" approx.)

Gas fire with coal effect, tiled hearth/surround and with overmantel. Other features include the picture rail and moulding above the double French Doors to the rear yard. UPVC double glazing.

Utility Room:

13'8" x 6'11" approx.

With base units and worksurfaces. Plumbed for washing machine, double glazed UPVC door to rear yard.

FIRST FLOOR:

Landing:

The best viewpoint of the attractive staircase with turner balusters and fine newel posts.

Lounge: (15' max x 13'8" approx. excluding bay window)

A charming reception room with laminated floor and corniced ceiling. The stripped finishes to doors, architraves and skirtings complement the room whilst the gas fire with coal effect, catalytic converter, tiled hearth/surround and overmantel affords a suitable focal point.

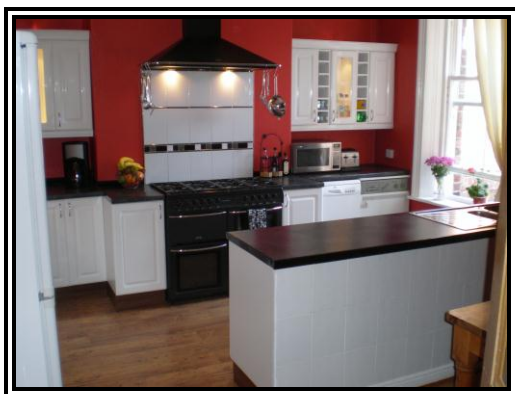
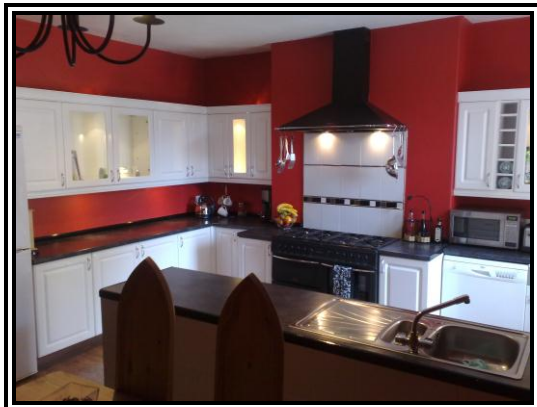


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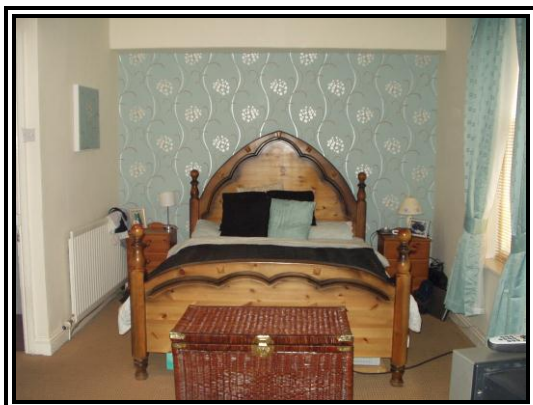
Dining Kitchen: (16'2" x 13'11" approx.)

This spacious room is equipped with fitted wall and floor units incorporating drawers, cabinet and worksurfaces. One and a half bowl single drainer stainless steel sink unit with mixer tap, gas fire range with electric ovens and eight point hob unit with hood. Dishwasher, gas fired Worcester Bosch boiler which has been serviced annually under a British Gas Agreement. Laminated flooring.



Bedroom 1: (15'10" plus 1'6" x 13'2" max approx.)

With two windows and spotlighting



En-Suite Bathroom:

With tiled floor, sunken bath, double shower cubicle and WC off.



Bedroom 2: (9'9" x 8'7" approx.)

With laminated floor.

SECOND FLOOR:

Landing:

Built in shelved store cupboard and double glazed light above stairwell.

Box Room:

Bathroom: (13'7" x 7'3" approx.)

Corner bath with shower fitting and tiled splashback, pedestal wash hand basin with mixer tap and tiled splash back. The lower part of the walls are wood paneled.



Bedroom 3: (16'2" x 15'1" approx.)

With shelving and access to;

Dressing Area: (16'2" x 6'6" approx.)

Access to spacious eaves store, laminated flooring and double glazed Velux window

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Bedroom 4: (16'2" x 8'6" approx.)

With limited headroom to one end of the room, shelving and double glazed Velux window.

OUTSIDE:

Private walled rear yard with flower beds, conifers and scented climbers including honeysuckle and clematis. Large brick built store and two smaller outbuildings including a WC.



SERVICES:

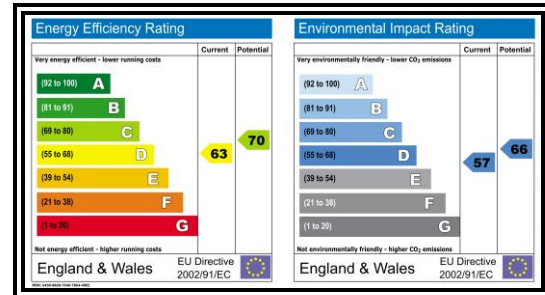
Mains electricity, gas, water and drainage. Telephone connection. Burglar alarm system, gas fired central heating, double glazed windows to front elevation. Sky TV available.

COUNCIL TAX:

Band 'C' for living accommodation. Rateable value £2800 for commercial element.

VIEWING:

Strictly through the agents, Hopes Estate Agents, 016973 32018



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