

Hopes Auction Company Limited,
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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS

A WELL PRESENTED 4 BEDROOMED 2 BATHROOMED
EXTENDED SEMI-DETACHED FAMILY HOUSE
WITH PLEASANT REAR GARDEN AND DECKING
SITUATED IN THIS POPULAR RESIDENTIAL ESTATE
ON THE SOUTHERN OUTSKIRTS OF THE TOWN

85 SPRINGFIELDS, WIGTON CA7 9JT



PRICE REGION £175,000

ENTRANCE HALL, LIVING ROOM, DINING ROOM, KITCHEN,
UTILITY ROOM, CONSERVATORY, MASTER ENSUITE BEDROOM,
3 FURTHER BEDROOMS, BATHROOM.
INTEGRAL STORAGE GARAGE & PARKING DRIVE,
REAR GARDEN WITH DECKING, SUMMER HOUSE WITH JACUZZI.
GAS CENTRAL HEATING, UPVC DOUBLE GLAZING

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

D W Bulman F.R.I.C.S.
Estate Agency Manager
I M Graham
Company Secretary

ALSO AT 8 STATION ROAD, SILLOTH CA7 4AE - 016973 32018

DIRECTIONS

From the Town Centre go South along High Street, at the BP Garage turn right into Longthwaite Road, then last left into Springfields – follow the road round and No. 87 is located on the Right.

GENERAL DESCRIPTION

The ideal family accommodation provides:-

GROUND FLOOR

Entrance Hall – Stairs off

Living Room



13'8" x 13'8". With inset living flame gas fire.

Kitchen



16'7" x 9'1". Good sized room with a large range of fitted floor and wall units with worksurfaces. Electric oven with 8 burner gas hob (available through separate negotiation), stainless steel sink and understairs cupboard.

Dining Room



11'1" x 9'4".

Utility Room

With worktops and plumbing for washing machine and **Cloakroom (WC/WHB)**

Conservatory

7'8" x 15' to the glass.

FIRST FLOOR

Landing with bulk-head cupboard.

Master Bedroom

12'1" x 17'1" with fitted furniture and **Ensuite Shower Room** – With 3 piece suite; Steam cabinet shower, WC and wash hand basin.

Bedroom

8' x 7'5".

Bedroom

8'4" x 10'10". Double Room.

Bedroom

10'1" x 12'. Double room with built in storage cupboard.

Bathroom

With 4 piece suite; Bath, shower cubicle, WC and wash hand basin.

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.

OUTSIDE

Rear lawned garden with large decking patio and pond feature. Good sized summer house with Jacuzzi bath unit (included). Paviour parking drive out front and **Integral Garage** – used as storage only and includes water and electric supplies.

SERVICES

Gas central heating, uPVC double glazing and all mains services connected.

COUNCIL TAX

Band 'B'.

VIEWING

Strictly by appointment through the Agent, Hopes of Wigton, 016973 43641.

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