

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

HOPES
of Wigton
ESTATE AGENTS



A GOOD SIZED 3 BEDROOMED ATTACHED HOUSE
WITH EASILY MAINTAINED SURROUNDING GARDENS
BENEFITING FROM A SUPERB SITUATION
WITHIN THIS QUIET RESIDENTIAL CUL-DE-SAC
CLOSE TO THE CENTRE OF TOWN

9 BEECH CROFT, WIGTON. CA7 9QA



PRICE REGION £130,000

ENTRANCE HALL, 22 FT THROUGH LIVING ROOM,
BREAKFAST KITCHEN, SUN PORCH,
3 BEDROOMS, BATHROOM. INTEGRAL GARAGE
PARKING DRIVE, FRONT AND REAR GARDENS
DOUBLE GLAZING, GAS CENTRAL HEATING.

Registered in England No: 52362 Registered Office: 93 High Street, Wigton, CA7 9PG
VAT Reg No: 256 4393 42
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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 our Office go South along High Street and opposite the Auction Mart turn right into George Street; then first left into William Street and then right and continue round to the end of Beech Croft - No. 9 is located in the far corner.

GENERAL DESCRIPTION

This ideal family accommodation provides:-

GROUND FLOOR

Entrance Hall – stairs off

Through Living Room



22'8" x 10'8". Double aspect room with open living flame gas fire and surround. Good sized understairs storage area.

Breakfast Kitchen



13' x 8'. With fitted units and worktops; sink & drainer, plumbing for washing machine, electric oven and gas hob.

Integral Garage

With light and power supplies.

Rear Sun Porch

Single glazed construction and with rear access door.

FIRST FLOOR

Landing with airing cupboard.

Bathroom

With 3 piece suite; bath, wash hand basin and WC. Velux roof window.

Rear Bedroom

8'3" x 12'5" maximum measurements including alcove. Double Room

Front Bedroom



10'8" x 11'7". With built in cupboard. Double Room

Bedroom



8'4" x 12'6" maximum measurements including alcove. Double Room.

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



With a good sized tarmac drive leading to the garage, with front and side low maintenance ornamental stoned garden. To the rear lies a flagstone patio with a rural outlook.

SERVICES

Double glazing (single glazed sun porch), mains services connected and gas central heating.

COUNCIL TAX

Band 'B'.

VIEWING

Strictly by appointment through the Agents, Hopes of Wigton 016973 43641

EPC

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - low running costs		Very environmentally friendly - low CO ₂ emissions	
(93-100) A		(93-100) A	
(85-92) B		(85-92) B	
(79-84) C		(79-84) C	
(73-78) D		(73-78) D	
(69-72) E	58	(69-72) E	54
(65-68) F		(65-68) F	
(55-64) G		(55-64) G	
Not energy efficient - high running costs		Not environmentally friendly - high CO ₂ emissions	
67-68	68	67	67
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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