

**Hopes Auction Company Limited,**  
13 High Street, Wigton, Cumbria, CA7 9NJ  
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**AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS**

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

A 3 BEDROOMED, 2 RECEPTION ROOMED MID TERRACED HOUSE WITH  
PARKING/GARDEN AND VIEWS AS FAR AS SCOTLAND FROM THE EDGE OF THIS  
VILLAGE OFF THE A595  
4 MILES ASPATRIA, 5 MILES WIGTON, 10 MILES COCKERMOUTH

**9 NORTH STREET, FLETCHERTOWN, WIGTON, CA7 1BP**



**PRICE REGION £89,950**

WITH IMMEDIATE POSSESSION THIS GOOD SIZED ACCOMMODATION  
BENEFITS FROM GAS CENTRAL HEATING AND DOUBLE GLAZING  
LIVING ROOM, DINING ROOM, FITTED KITCHEN, 3 PIECE BATHROOM  
2 DOUBLE BEDROOMS PLUS ATTIC BEDROOM

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**

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### Directions

At Mealsgate on the A595 take the B5299 for Aspatria; at the left hand corner turn in right to Fletchertown; go right to the end and round into North Street where you will find 9 along on the left.

### General Description

The accommodation provides;

### GROUND FLOOR

#### Front Living Room



13'4" x 13'6"  
Living flame gas fire

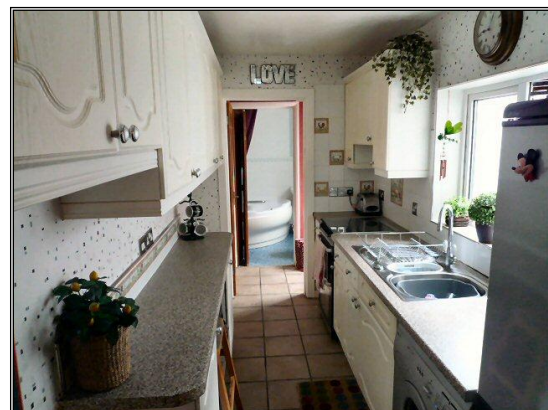
#### Inner Hall with Stairs Off

#### Dining Room



11' x 12'4"  
Understairs cupboard.

#### Fitted Kitchen



11'6" x 5'9"  
Floor and wall units with worksurfaces, 1 ½ bowl sink, plumbed for washing machine, gas and electric cooker points.

#### White 3 Piece Bathroom

Corner spa bath, WC, wash hand basin, electric over the bath shower.

### FIRST FLOOR

#### Front Bedroom

13'7" x 10'8"

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Views to Scotland

**Rear Bedroom**

13'9" x 11'

**SECOND FLOOR**

**Attic Bedroom**

13'4" x 15'4"

With Velux window.

**OUTSIDE**

Garden with concrete parking, shed, self contained yard with shed.

**SEVICES**

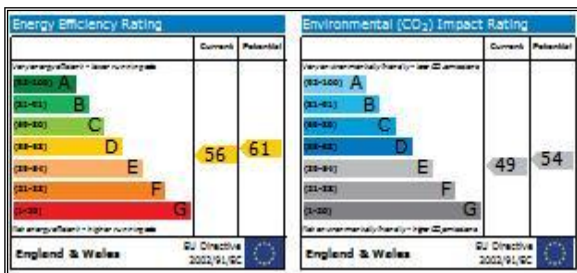
All mains services, gas central heating, Upvc double glazing.

**COUNCIL TAX**

Band 'A'

**VIEWING**

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



**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.