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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS

THIS DISTINCTIVE MODERN DETACHED HOUSE OCCUPIES A CHARMING CORNER SITE ON A SMALL RESIDENTIAL DEVELOPMENT ON THE OUTSKIRTS OF TOWN.

BACKLANDS, 23 GREENROW MEADOWS, SILLOTH, WIGTON CA7 4HY



PRICE REGION £158,000

WELL APPOINTED AND ATTRACTIVELY PRESENTED ACCOMMODATION COMPRISING BRIEFLY HALL, LOUNGE, DINING KITCHEN, UTILITY ROOM, CLOAKROOM, BATHROOM AND THREE BEDROOMS (ONE WITH EN SUITE SHOWER ROOM)

EASILY MAINTAINED GARDENS AND GARAGE.

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

CONVENIENT FOR CHAMPIONSHIP GOLF LINKS, OPEN COUNTRYSIDE AND AMENITIES IN TOWN.

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:

Hall:

UPVC external door. Access to understairs store cupboard with light. Attractive staircase to first floor.

Lounge: (18'2" x 10'8" approx.)

A pleasant reception room with integrated display areas.



Dining Kitchen: (17'5" x 8'6" approx.)

Fitted wall and floor units with drawers and worksurfaces. One and half bowl single drainer sink unit with mixer tap. UPVC French door to rear garden. Zanussi oven, hob unit and fan. Views over fields to rear.



Utility Room: (5'8" x 4'5" approx.)

Single drainer stainless steel sink unit and base unit. Plumbed for washer. Access to garage.

Cloakroom:

Pedestal washhandbasin and W.C.

First floor:

Landing:

Built in shelved linen cupboard with radiator.

Bedroom 1: Front. (12'10" Max. x 10'11" Max. approx.)



En suite Shower Room:

Mira shower in cubicle, pedestal washhandbasin and W.C. Part tiled walls. Extractor fan.

Bedroom 2: Rear. (11'2" x 10'11" Max. approx.)

There are fine views over open countryside from both back bedrooms.



Bedroom 3: Rear. (8'6" x 8'3" Max. approx.)

This room is basically L shaped and the wardrobe is included in the sale.

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.

Bathroom:

Some walls are half tiled. Suite comprising bath, pedestal washhandbasin and W.C. Extractor fan. Cabinet and mirror.

OUTSIDE:

Driveway to **Garage:** (17'4" x 7'11" approx.) with power, light and gas fired Baxi boiler for central heating. Plumbed for washer and vent for dryer.

Forecourt garden being partly down to slate and partly to chippings and with two shrub beds Rear garden with a range of shrubs, trees, flagged patio area and clothes drying facility. Also partly down to chippings. Outside lighting with sensor.



SERVICES:

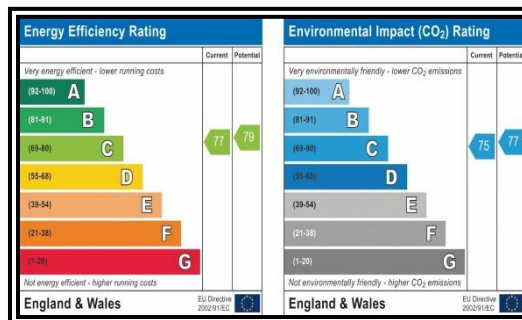
Mains electricity, gas, water and drainage. Gas fired central heating. UPVC double glazed windows. Telephone connection. Wired for Sky TV and Broadband available.

COUNCIL TAX:

Band C.

VIEWING:

Strictly by appointment with Hopes Estate Agents Tel: 016973 32018.



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