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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS

A SUBSTANTIAL INDIVIDUAL PERIOD STYLE COTTAGE STYLE
ATTACHED HOUSE VERY WELL PRESENTED
WITH CHARACTERFUL 3 BEDROOMED ACCOMMODATION
LOCATED WITHIN WALKING DISTANCE OF THE TOWN CENTRE

BURNFOOT COTTAGE, WIGTON CA7 9HL



PRICE REGION £197,000

HALLWAY, LIVING ROOM, DINING ROOM/KITCHEN
DOWNSTAIRS BATHROOM, 3 DOUBLE BEDROOMS UPSTAIRS
PARKING FOR SEVERAL VEHICLES. GARDEN

NO ONWARD CHAIN

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 our Office turn right at the Monument along King Street – down Market Hill and over the bridge to the property on the right.

General Description

The accommodation provides:-

GROUND FLOOR

Normal Entry into the property is via the rear Kitchen door viz

Dining Kitchen



20' x 10'. Floor mounted units with work surfaces. Gas oven/hob. Plumbed for washing machine. Tiled floor.

Dining Area with open Living Flame period style gas fire.



Front Hallway with Balustraded return staircase with a gas heater.



Triple Aspect Living Room



14'4" x 12'10". Feature sandstone fireplace with inset electric fire and gas point.

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.

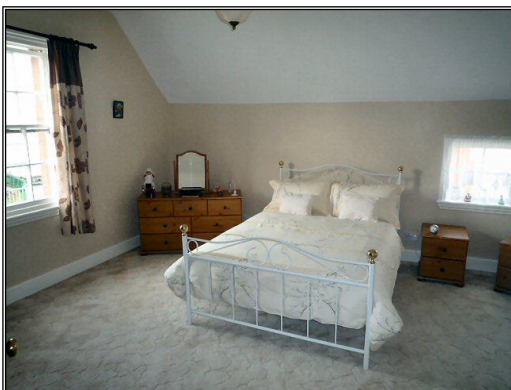
Modern White Bathroom



Corner bath, W.C., pedestal wash hand basin.
Built in cupboard
Walk in Pantry cupboard with window and
gas boiler.

FIRST FLOOR

Double Aspect Bedroom



15'3" x 14'10"

Bedroom

14'9" x 7'5"

Bedroom

13' x 11'

Electric wall heaters heat the Bedrooms

OUTSIDE

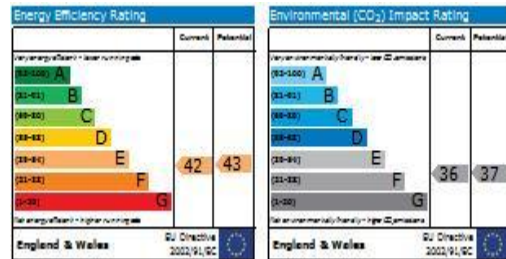
Paviour parking for several vehicles. Side
lawned garden

COUNCIL TAX

Band 'A'

VIEWING

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



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