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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

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

A PARTICULARLY PLEASANT AND GOOD SIZED  
3 DOUBLE BEDROOMED DETACHED BUNGALOW  
WITH LARGE GARDEN AREA AND RURAL VIEWS  
LOCATED IN A QUIET RURAL HAMLET  
APPROXIMATELY 4 ½ MILES NORTH OF WIGTON

## **CORINIA, BIGLANDS, WIGTON CA7 0PA**



**PRICE REGION £270,000**

CENTRAL 'L' SHAPED HALLWAY, TRIPLE ASPECT LIVING ROOM,  
DOUBLE ASPECT DINING KITCHEN, UTILITY HALL,  
3 DOUBLE BEDROOMS, CONTEMPORARY BATHROOM  
LAWNED GARDENS, GRAVELLED DRIVE/PARKING  
DETACHED GARAGE  
OIL CENTRAL HEATING AND UPVC DOUBLE GLAZING

Registered in England No: 52362 Registered Office: 93 High Street, Wigton, CA7 9PG  
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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**

Off A596 By-Pass take road signposted Kirkbride, take first right signposted Aikton. At 'T' junction turn right for Aikton, then left signed Biglands. Pass through Gamelsby. The bungalow is on the right hand side towards the end of Biglands.

Built circa 1970's the spacious accommodation provides:-

### **Central L-Shaped Hallway**

With walk-in shelved storage cupboard.

### **Triple Aspect Living Room**



20' x 15'.

Spacious and light room with electric convector pebble effect fireplace. French doors leading to front garden.

### **Double Aspect Dining Kitchen**



14' x 15' containing pine fronted floor and wall mounted units with extensive worksurfaces, laminated sink, electric oven. Plumbed for dishwasher. Pantry cupboard with oil boiler and an Airing cupboard.

### **Utility Hall**

Plumbed for washing machine, worktop space and built in cupboard with shelving and access to loft

### **Bedroom**

11'2" x 10'

### **Bedroom**

10' x 15'

### **Rear Bedroom**

10' x 16'4"

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#### **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.

## **Contemporary Bathroom**



5'6" x 10'

A well presented Bathroom with tiled walls, white free standing bath, fitted WC and wash hand basin within storage units

## **OUTSIDE**



Good sized and well presented lawned gardens, with gravelled drive and parking for several cars to the front. Greenhouse to rear

## **Detached Garage**

With incorporated fuel store and garden store



## **SERVICES**

Mains water and electricity. Septic tank drainage. Oil Central Heating and uPVC double glazing

## **COUNCIL TAX**

Band 'D'

## **VIEWING**

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

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