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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS

A SUBSTANTIAL 3 BEDROOMED DETACHED FAMILY HOUSE WITH GARAGE
LOCATED JUST OUT OF THE TOWN CENTRE
VERY WELL PRESENTED WITH THE BENEFIT OF GAS CENTRAL HEATING AND
DOUBLE GLAZING

DALTON HOUSE, STATION ROAD, WIGTON, CA7 9AE



PRICE REGION £175,000

RECEPTION HALL WITH BALUSTRADED STAIRS AND LANDING
LIVING ROOM, SITTING ROOM, KITCHEN/DINING ROOM
3 LARGE DOUBLE BEDROOMS,
3 PIECE BATHROOM WITH SHOWER OVER BATH
REAR YARD

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);
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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 - TELEPHONE 016973 32018

Directions

Station Road is off the main through road (King Street) – turn off Station Road into the entrance immediately before the access to the Innovia Factory to find Dalton House along on the left.

General Description

The attractive accommodation provides;

Glazed Porch to;

Reception Hallway



With balustraded stairs open underneath and having built in cupboard with gas boiler and meters.

Sitting Room



15' x 13' plus bay window
Feature stone built open fire.

Living Room



13'3" x 10'

Modern wall mounted enclosed Living Flame gas fire, double opening glazed doors to;

Double Aspect Dining Kitchen



19'8" x 9'

Floor and wall mounted units with worksurfaces, microwave, electric oven/hob/extractor and washing machine, ample dining space.



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.

FIRST FLOOR

Return landing with walk in airing cupboard.

Bedroom



19' x 9'8" overall

Bedroom



16'6" x 9'9"
2 windows

Bedroom



15' x 10'9"
2 double built in wardrobes

Fully Tiled Bathroom

Whisper grey 3 piece suite with thermostatic over bath shower.

OUTSIDE

Rear yard with pedestrian access, garage with power and light, wc and wash basin, covered store with coal bunker.

COUNCIL TAX

Band 'C'

VIEWING

Strictly by appointment through the Agent
Hopes of Wigton, 016973 43641.



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