

Hopes Auction Company Limited,
13 High Street, Wigton, Cumbria, CA7 9NJ
Telephone: 016973 43641 Fax: 016973 43743
E-mail: estateagents@hopesofwigton.co.uk
Website: www.hopesofwigton.co.uk

AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS

A FINE 5 BEDROOMED, 3 RECEPTION ROOMED
SEMI-DETACHED FAMILY HOUSE CIRCA 1890'S WITH PERIOD FEATURES AND
EXCELLENT PRESENTATION IN THIS RESPECTED RESIDENTIAL LOCATION ON THE
SOUTHERN EDGE OF THE TOWN

DAVAAR, LONGTHWAITE ROAD, WIGTON, CA7 9JR



PRICE REGION £229,500

SPACIOUS HALL AND LANDING, LIVING ROOM, SITTING ROOM,
DINING ROOM, SHAKER STYLE KITCHEN, 5 BEDROOMS.
BATHROOM, GARDEN, PARKING

GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING.

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);
RE Jackson; S Robertson F.I.A EST (Scot); B Walton; JT Wilson C.A

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

General Description

From our office go south along High Street to the Garage at South End when you turn right into Longthwaite Road to Davaar along on the right on top of the rise.

General Description

The good sized interesting accommodation provides;

GROUND FLOOR



Entrance Reception Hallway

19'8" x 6'4"

With pine balustraded return staircase.

Living Room



17'9" x 11' into bay.

Marble surround fire place with open Living Flame gas fire.

Sitting Room



13' x 10'7"

Wood burner style gas stove.

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.

Dining Room



13' x 11'

Wall mounted enclosed Living Flame gas fire with hatch through to kitchen.

Shaker Style Kitchen



9'10" x 10'

Floor and wall mounted units with worksurfaces, 1 ½ bowl stainless steel sink, dishwasher fridge, electric double oven with extractor.

Utility

Stainless steel sink, gas combi boiler, plumbed for washer, power for freezer etc, WC.

Mezzanine Level

Study/Nursery Bedroom

10'9" x 6'7"

Double Aspect Bedroom



10' x 10'

With access to viewing balcony.

Nice Square Main Landing



Rear Bedroom



13' x 11'

Period Fireplace

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Front Bedroom



14'9" x 11'

Front Bedroom



13' x 10'7"
Period Fireplace.

Upper Mezzanine Level

Bathroom



10'9" x 6'5"

Bath with electric shower over, pedestal wash hand basin, WC, all in tiled surrounds.

OUTSIDE

Front walled garden with original iron railings. Rear paved yard for parking.

SERVICES

All mains, gas central heating, uPVC double glazing.

COUNCIL TAX

Band 'C'

NOTE

Carpets and curtains are included

VIEWING

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

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