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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS

AN ATTRACTIVE MODERN DETACHED HOUSE BACKING ONTO SPORTS PITCHES, IN
A PLEASANT CUL DE SAC LOCATION NEAR THE RENOWNED GOLF COURSE

FIELD SIDE,
2 BRIDGE VIEW, SILLOTH CA7 4AP



PRICE REGION £240,000

SPACIOUS AND WELL PRESENTED ACCOMMODATION COMPRISING HALL, LOUNGE,
DINING ROOM, SMARTLY EQUIPPED KITCHEN/BREAKFAST ROOM, CLOAKROOM,
BATHROOM AND FOUR GOOD BEDROOMS (MASTER BEDROOM HAVING ENSUITE
SHOWER ROOM)
CAR PARKING AREA/HARDSTANDING, GARAGE AND LAWNED GARDENS WITH
REAR PATIO, TREES AND OPEN OUTLOOK

Registered in England No: 52362 Registered Office: 93 High Street, Wigton, CA7 9PG
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R. Johnston F.N.A.E.A
Estate Agency Manager
I M Graham
Company Secretary

ALSO AT 13 HIGH STREET, WIGTON CA7 9NJ – 016973 43641

ACCOMMODATION

Ground floor:

Hall:

UPVC external door with attractive central motif. Part glazed doors to lounge and kitchen.

Cloakroom:

Providing washbasin with tiled splashback and W.C. Extractor fan.

Lounge: (16'11" x 10'9" approx.)

A charming reception room with laminate flooring and a suitable focal point afforded by the gas fire with coal effect and elegant hearth. Dimmer controls for lighting. Glazed multi paned double doors to:



Dining Room: (9'10" x 9'8" approx.)

This can provide a second separate reception room or alternatively with the double doors open it affords an open plan arrangement. Double glazed doors to rear patio.

Kitchen/Breakfast Room: (17'6" x 9'10" approx.)

A light and well equipped room with fitted wall and floor units incorporating drawers and worksurfaces. Walls are tiled above worktops, spotlighting and plumbing for washer. Tiled floor and UPVC external side door. One and a half bowl single drainer stainless steel sink unit with mixer tap. Belling cooker with double oven and fan. Telephone connection.



First floor:

Landing:

Built in linen cupboard. Access point via folding ladder to part boarded roof space with light.

Bedroom 1: (14'3" x 9'9" plus 3'7" x 2'5" approx.)

Built in wardrobe with hanging facility. Views towards the Scottish coastline.

En Suite Shower Room:

Shower in tiled cubicle, pedestal washhandbasin and W.C. Extractor fan.

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

Built in cupboard. Bedrooms 2 and 3 have an open outlook over the rear garden.

Bedroom 3: (10'2" Max. x 9'3" Max. approx.)

Built in cupboard.

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.

Bedroom 4: (10'9" x 9'3" plus 4'9" x 3'2" approx.)
Built in cupboard.

Bathroom:

Suite comprising bath with over bath shower, pedestal washhandbasin with tiled splashback and W.C. Cabinet.

OUTSIDE:

Tarmac driveway/car parking area to **Garage:** (16'6" x 8'7" approx.) with up and over door, power, light, water and shelving. Gas fired Baxi boiler. Gated pedestrian access to side and outside lighting. Lawned front garden with flower border, trees/shrubs etc. Railed perimeter fencing to front. Flagged rear patio and lawned gardens with a range of trees.



SERVICES:

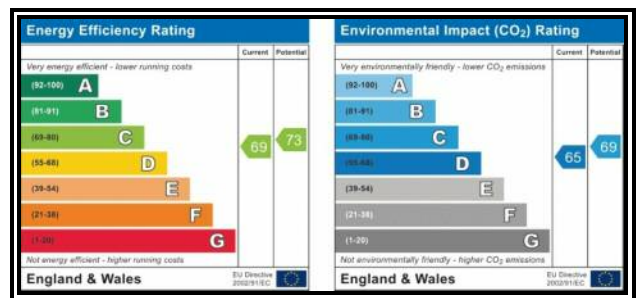
Mains electricity, gas and water. We understand that drainage is to mains sewer with four houses sharing the pumping costs (these are currently £10.00 per quarter per household). Gas fired central heating. UPVC double glazed windows. Telephone connection. Burglar alarm system.

COUNCIL TAX:

Band D.

VIEWING:

Strictly through the Agents, Hopes Estate Agents Tel: 016973 32018.



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