

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**

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A SUBSTANTIAL 3 BEDROOMED DETACHED BUNGALOW  
WITH GOOD SIZED LOW MAINTENANCE GARDEN  
AND YARD WITH DETACHED GARAGE  
QUIETLY SITUATED CLOSE TO THE CENTRE OF TOWN

**GILLBANK, TENTERS,**  
**WIGTON. CA7 9HE**



**PRICE REGION £195,000**

**NO ONWARD CHAIN**

CENTRAL HALLWAY, LIVING ROOM, DINING KITCHEN, 3 BEDROOMS, BATHROOM, FRONT  
STONED GARDEN, REAR YARD,  
DETACHED SINGLE GARAGE WITH ADJOINING WORKSHOP.

UPVC DOUBLE GLAZING, MAINS GAS CENTRAL HEATING

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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**

Travelling out from the centre of Wigton take King Street and take right turn immediately after Market Hill car park. Follow the road round to the left over the small bridge, if heading towards Wigton Swimming Pool. Gillbank is the second bungalow on the left hand side after crossing the bridge.

### **General Description**

The accommodation provides:-

### **Central Hallway**

With all rooms leading off and with fitted double wardrobe

### **Living Room**



12'6" x 12'8". With gas fire

### **Dining Kitchen**



21'5" x 9'6". With a good range of fitted floor and wall mounted units incorporating; gas hob, electric double oven, stainless steel sink, plumbing for washing machine, airing cupboard (housing hot water tank), gas boiler and patio door.



### **Front Bedroom**

8'11" x 9'.

### **Double Bedroom**



12'7" x 10'2" including fitted furniture

### **Rear Double Bedroom**

11'11" x 9'4" including freestanding disabled washing facility which includes; shower, WC and wash hand basin.

### **Bathroom**

With 3 piece suite; bath (electric shower over), WC and wash hand basin.

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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.

## OUTSIDE



With a low maintenance ornamental stone garden to the front, with parking drive leading round to a good sized yard to the rear with further parking for several vehicles. **Single**

### **Garage**

With electric control door, power & light supplies and workbenches. Attached lean-to greenhouse and workshop (with power & light supplies).

## SERVICES

Mains gas central heating and uPVC Double glazing. Mains water, electric and drainage connected. A 'Group Four Services' monitored alarm system is installed in the property which incurs a £27 per month charge.

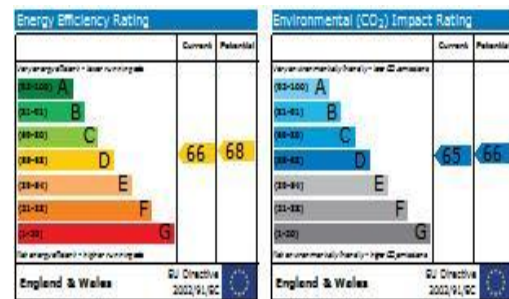
## COUNCIL TAX

Band 'B'.

## VIEWING

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

## EPC



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