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**AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS**

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



AN IMMACULATELY PRESENTED 3 BEDROOMED  
2 BATHROOMED DETACHED BUNGALOW  
WITH LAWNED GARDEN AND FORECOURT  
SITUATED IN A QUIET CLOSE OF THIS VILLAGE  
JUST OFF THE SOLWAY COAST

2 MILES MARYPORT 7 MILES COCKERMOUTH

**MAPLE BANK, BIRKBY, MARYPORT. CA15 6RG**



**PRICE REGION £209,950**

ENTRANCE HALL, DINING KITCHEN, UTILITY ROOM,  
3 DOUBLE BEDROOMS (ONE EN-SUITE), FAMILY BATHROOM,  
LARGE ATTIC SPACE. REAR GARDEN, PARKING FORECOURT.  
OIL CENTRAL HEATING, UPVC DOUBLE GLAZING

Registered in England No: 52362 Registered Office: 93 High Street, Wigton, CA7 9PG  
VAT Reg No: 256 4393 42  
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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**

Birkby is on the A596 about a mile and a half North East of Maryport; Maple Bank is located towards the western side of the village and is accessed via a lane on the right hand side if travelling from Maryport.

## **GENERAL DESCRIPTION**

The accommodation provides:-

### **Entrance Hall**

Central hallway providing 2 double door coat cupboards (one shelved), let down loft ladder and doors from all rooms leading off.

### **Living Room**



15'9" x 16'. This good sized reception rooms provides; inset electric fire and surround.

### **Dining Kitchen**



19'4" x 10'10". With a good range of fitted floor and wall units with worktops, breakfast bar, plumbing for dishwasher, integrated fridge, electric cooker point & hood, sink unit. Fully glazed double patio doors to rear decking area.

### **Utility Room**

10'10" x 5'7". With plumbing for washing machine and oil boiler. Side access door which leads to garden.

### **Double Bedroom 1**



13'9" x 18' maximum measurements. With double doors leading to dressing area and **En-Suite Shower Room** with 3 piece suite; electric control shower, 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.

## Double Bedroom 2



9'9" x 13'3".

## Double Bedroom 3

13'5" x 16'.

## Family Bathroom



Good sized room providing free standing bath unit, WC, wash hand basin and electric shower. Tiled floors and partly tiled walls.

## ATTIC ROOM

A large space currently used for storage and fit with extratherm insulations to the walls and superquilt insulation to the roof. This space has potential for further living accommodation subject to relevant planning permission.

## OUTSIDE

The property is fronted by a large gravelled forecourt with parking for several vehicles and detached single garage. The rear consists of a raised decking area with water feature, which leads down to lawned gardens with shrubbery borders.

## SERVICES

Oil central heating, uPVC double glazing and mains services connected.

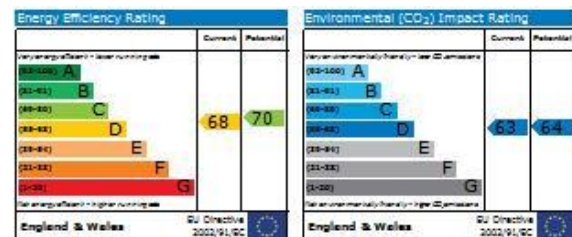
## COUNCIL TAX

Band 'D'.

## VIEWING

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

## EPC



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