

Hopes Auction Company Limited,
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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS

A WELL PROPORTIONED FAMILY HOME OCCUPYING A PLEASANT SITE
WITHIN EASY REACH OF THE SEAFRONT
AND APPROXIMATELY ONE MILE FROM SILLOTH WHERE AMENITIES INCLUDE
CHURCH, SHOPS, SCHOOLS, GOLF COURSE AND SPORTS FACILITIES

NORSANDS, EASTCOTE, SKINBURNESS, SILLOTH CA7 4QH



PRICE REGION £250,000

THE SMARTLY PRESENTED ACCOMMODATION PROVIDES HALL, LOUNGE, DINING
ROOM, CONSERVATORY,
KITCHEN/BREAKFAST ROOM, UTILITY ROOM, CLOAKROOM, REAR PORCH.
4 BEDROOMS, BATHROOM, GARAGE/WORKSHOP
UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING.

Registered in England No: 52362 Registered Office: 93 High Street, Wigton, CA7 9PG
VAT Reg No: 256 4393 42
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R. Johnston F.N.A.E.A
Estate Agency Manager
I M Graham
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ALSO AT 13 High Street, Wigton CA7 9NJ – 016973 43641

Directions

From Silloth proceed north along Skinburness Road and turn right at the sign Seacote. Norsands is reached after some hundred yards.

ACCOMMDATION

Ground floor:

Entrance Porch:

A pleasant, well lighted entrance with UPVC external door and part glazed inner door to;

Hall:

Access to understairs store cupboard.

Lounge: (17'11" x 15'1" approx.)

A delightful reception room with fine focal point provided by gas fire with coal effect and distinctive hearth/surround and overmantel. Shelving and uplighters plus arched recess with spotlighting. Open archway to;



Dining Room: (11'7" x 9'7" approx.)

Uplighter. Glazed multi paned double doors to:



Conservatory: (12'2" x 8'9" approx.)

A lovely room which is well placed to receive morning sunlight.

Kitchen/Breakfast Room: (17'11" x 9'10" approx.)

Glazed multi paned door from hall. Elegant wall and floor units incorporating drawers, cabinets, worksurfaces, full length pull out cupboard, waste bin etc. One and a half bowl stainless steel sink unit with mixer tap. Tiled floor and spotlighting. NEFF double oven, Stoves hob unit with Baumatic extractor fan and dishwasher.



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.

Utility Room: (7'3" x 5' approx.)
Base and wall units with worksurfaces.
Plumbed for washing machine. Tiled floor.

Cloakroom:
With WC and matching tiled floor.

Rear Porch:
UPVC external door to garden, coat pegs and
gas fired Biasi boiler (just recently installed).

First floor:

Landing:
Access point via pull down ladder to roof
space.

Bedroom 1: (13'3" x 9'8" approx. excluding
door to recess.)
Fitted wardrobe with hanging, shelving and
sliding door.



Bedroom 2: (12'11" x 12'10" approx.)
Range of fitted wardrobes with hanging,
shelving and mirror door.

Bedroom 3: (12'1" x 11'6" Max. approx.
including door recess.)
Fitted wardrobe with sliding doors and
cupboards over.

Bedroom 4: (9'11" x 8' approx.)
Outlook to the Lakeland Fells. Fitted
cupboard with hanging, shelving and sliding
doors.

Bathroom: (9'11" x 9'6" Max. approx.)
Half tiled walls and a tinted suite comprising
corner bath, pedestal washhandbasin and WC.
Mira shower in tiled cubicle. UPVC clad
ceiling with spotlighting. Heated towel rail.
Built in shelved linen cupboard.

OUTSIDE:
Paved car parking area to front with lawn,
borders and stone perimeter wall. Private
lawned garden with shrub border, paved
patio area and path. Security lighting to rear.

Garage/Workshop:
23'6" overall x 9'6" approx.
With up and over door, wall units, shelving,
light etc.

SERVICES:
All mains services, gas central heating, UPVC
double glazing

COUNCIL TAX:
Band 'C'

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

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	63	72
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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