

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

HOPES
of Wigton
ESTATE AGENTS

A VERY PLEASANT 3 BEDROOMED SEMI-DETACHED BUNGALOW
QUIETLY LOCATED IN A PRIVATE CUL-DE-SAC
OF 4 SIMILAR PROPERTIES ON THE FRINGE OF THIS VILLAGE
SOME 4 MILES ASPATRIA, 5 MILES WIGTON,
10 MILES COCKERMOUTH, 12 MILES SILLOTH

SOLWAY, FLETCHERTOWN, WIGTON CA7 1BG



PRICE REGION £153,000

PART EXCHANGE CONSIDERED

VERY WELL PRESENTED MODERN ACCOMMODATION
WITH GOOD SIZED HALLWAY, 26' THROUGH LOUNGE/DINING ROOM, FITTED
KITCHEN, 3 DOUBLE BEDROOMS,
FULLY TILED 4 PIECE BATHROOM,
GOOD SIZED GARDENS SPECIFICALLY LAID OUT
FOR EASE OF MAINTENANCE
28' GARAGE. GAS CENTRAL HEATING. 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);
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

Fletchertown is off the B5299 which is off the A595 at Mealsgate. As you approach the village turn off right into the lane (before the terrace) then right into the cul-de-sac.

General Description

The accommodation provides:

Central L Shaped Hallway with walk-in built in cupboard housing gas combi boiler and tiled flooring

26' Through Lounge/Dining Room



With laminate flooring to

Front Living Area

15'8" x 13' with 'hole in the wall' enclosed Living Flame Gas fire.

Rear Dining Area

9'10" x 8'2"



Modern Fitted Kitchen



9'10" x 13' with attractive range of floor and wall mounted units with good work surfaces, electric cooker, gas hob, plumbed for washing machine

Good Rear Porch with tiled floor

Fully tiled Bathroom

White 4 piece suite comprising bath, W.C., wash hand basin and thermostatically controlled shower. Built in airing cupboard

Bedroom

11'7" x 9'6". Built in double wardrobe

Bedroom

11'7" x 9'6". Built in double wardrobe.

Bedroom

11'10" x 10'. Built in double wardrobe.

OUTSIDE

Front and rear ornamental gravelled gardens for easy maintenance, walled to the rear. Good area of side garden laid to lawn with selected trees including a monkey puzzle.

Large Garage

28'6" x 10'8". Power and light. Integral Dog Pen.

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.

SERVICES

All mains services. Gas central heating. uPVC double glazing. Cavity wall filled.

COUNCIL TAX

Band 'B'

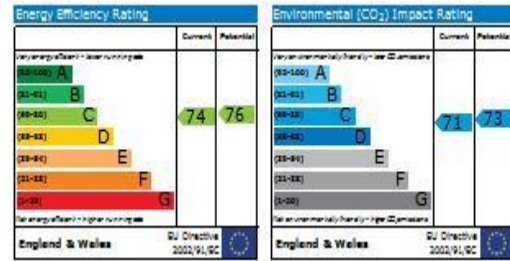
FIXTURE AND FITTINGS

Carpets, blinds, light fittings included.

VIEWINGS

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

EPC



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