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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS

A VERY WELL PRESENTED 3 BEDROOMED DETACHED BUNGALOW
WITH GARDEN ENJOYING RURAL VIEWS
FROM THE EDGE OF THIS VILLAGE OFF THE A595.
3 MILES WIGTON, 12 MILES COCKERMOUTH, 13 MILES CARLISLE

SUNDIALS, BOLTON LOW HOUSES, WIGTON CA7 8PF



PRICE REGION £245,000

HALL, 23 FT THROUGH LOUNGE, 3 DOUBLE BEDROOMS,
4 PIECE BATHROOM, 23 FT DINING KITCHEN
GARDEN. PARKING
ELECTRIC 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
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ALSO AT 8 STATION ROAD, SILLOTH CA7 4AE - 016973 32018

Directions

Bolton Low Houses is off the A595 just South of Wigton. Arriving from Wigton Sundials is at the far end of the village on the right. The accommodation provides:-

Central 'L' Shaped Hall

With built in double wardrobe

Through Lounge



13'6" x 23'8" with a 'Rika Esprit' wood burning stove, sliding patio doors to garden area and double glazed doors from the Hall

Utility

With range of floor units and worksurface with stainless steel sink and plumbed for washing machine. Door to garden area

Bedroom



10'3" x 12'2"

Bedroom

10'10" x 13'7"

Bedroom

12'3" x 7'10"

4 Piece Bathroom

With shower cubicle, corner bath, wash hand basin and WC. Tiled floor covering.

Dining Kitchen



10' x 23'. A modern fitted Kitchen with floor and wall units with worksurfaces and breakfast bar. Stainless steel sink and integrated dishwasher. Sliding doors to rear decking and garden

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



Gravelled drive/parking for several vehicles.
Rear garden area with lawn, gravel and decking areas

SERVICES

Electric storage heating, mains water, electric and drainage. uPVC double glazing.

COUNCIL TAX

Band 'B'

VIEWINGS

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



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