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

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

A CHARMING TERRACED COTTAGE IN A QUIET LOCATION WITHIN THE TOWN'S CONSERVATION AREA TO THE REAR OF STATION ROAD AND NEAR POST OFFICE, SHOPS, BOWLING GREEN, GOLF COURSE ETC

**THE COTTAGE, BACK STATION ROAD, SILLOTH CA7 4AZ**



**£72,500 REGION**

EASILY MANAGED AND WELL PRESENTED ACCOMMODATION COMPRISING HALL, LOUNGE, FITTED KITCHEN, BATHROOM, UTILITY AREA, TWO BEDROOMS AND SEPARATE W.C. GAS CENTRAL HEATING AND DOUBLE GLAZED WINDOWS

FLAGGED REAR YARD WITH ADJACENT GARDEN AREA

THIS PROPERTY IS CURRENTLY RENTED OUT BUT VACANT POSSESSION CAN BE READILY OBTAINED. IT SHOULD APPEAL TO EITHER A FIRST TIME BUYER OR AN INVESTOR OR AS A HOLIDAY HOME

Registered in England No: 52362 Registered Office: 93 High Street, Wigton, CA7 9PG  
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Estate Agency Manager  
**I M Graham**  
Company Secretary

**ALSO AT 13 HIGH STREET, WIGTON CA7 9NJ – 016973 43641**

## ACCOMMODATION

### Ground floor:

#### Lounge: (13'7" x 7'9" approx.)

A pleasant and light room with vaulted pine panelled ceiling with two double glazed velux roof lights. UPVC door to rear yard. Part glazed door to:

#### Hall:

With glazed multi paned external door

#### Kitchen: (13'7" x 7'4" approx.)

Range of floor units incorporating worksurfaces. Deep glazed sink. Pine panelled ceiling with double glazed velux windows. Tiled floor. Part glazed door to hall.



#### Bathroom:

A smartly finished room with part panelled walls. Suite comprising bath, pedestal washhandbasin and W.C. Shower in tiled recess. Access to utility area.



### Utility Area:

With power, lighting and shelving. Butler sink in understairs recess. Hot and cold water supply. Gas fired central heating boiler.

### First floor:

#### Bedroom 1: (8'2" x 7' approx.)

Fitted wardrobe with louvred doors and cupboard over.

#### Bedroom 2: (7'10" x 7'8" Max. approx.)

Fitted wardrobes with louvred doors and cupboard over.

### Separate W.C.:

Pedestal washhandbasin and W.C. Extractor fan.

### OUTSIDE:

Flagged rear yard with lighting. Adjacent garden area with lighting.

### SERVICES:

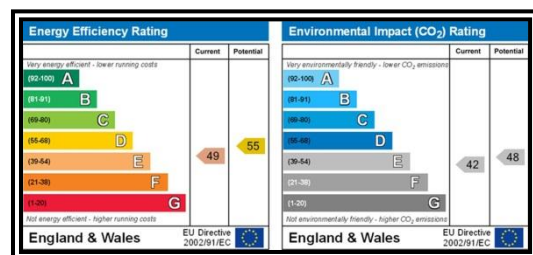
Mains electricity, gas, water and drainage. Telephone connection. Gas fired central heating. Double glazed windows.

### COUNCIL TAX:

Band A.

### VIEWINGS:

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



### IMPORTANT NOTICE

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