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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS

AN INDIVIDUAL 3 BEDROOMED 2 BATHROOMED
SEMI-DETACHED FAMILY HOUSE WITH GARDENS
IN A POPULAR RESIDENTIAL LOCATION
ON THE NORTHERN OUTSKIRTS OF TOWN

THE GRANGE, CROSS LANE, WIGTON CA7 9DL



PRICE REGION £255,000

THROUGH 'L' SHAPED CENTRAL HALLWAY, LIVING ROOM,
LARGE DINING KITCHEN, SUN LOUNGE, DOWNSTAIRS SHOWER ROOM,
UTILITY, 3 GOOD SIZED BEDROOMS, 4 PIECE BATHROOM,
SEPARATE W.C., STUDY, PATIO AND GARDENS
GAS CENTRAL HEATING. DOUBLE GLAZING

Registered in England No: 52362 Registered Office: 93 High Street, Wigton, CA7 9PG
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ALSO AT 8 STATION ROAD, SILLOTH CA7 4AE - 016973 32018

Directions

From the A596 Wigton By-Pass take the road off to Kirkbride – at the top of the hill turn left into Cross Lane and The Grange is on the right after the left turn for Standingstone Heights. The property is the right semi.

The accommodation provides:-

GROUND FLOOR

Entrance to

Through Central 'L' Shaped Hall

Connecting the front and side doors, with dado panelling and stairs off.

Living Room



13'1" x 22'7". With double aspects and 3 windows and an open fire.

Dining Kitchen



This attractive and 'social' room includes a fitted Thwaite Holme oak surfaces kitchen with wall and floor units, double bowl porcelain sink, Rangemaster stove (gas fired). Tiled floor.

Utility

Plumbed for washing machine and contains combi gas boiler with **Back Staircase** off and walk in shelved pantry.

Sun Lounge



9' x 14'3" with two velux roof windows and patio doors to the rear garden.

Leading to:-

Downstairs Shower Room

With 3 Piece suite; shower cubicle, W.C. and wash hand basin. Tiled floors and walls

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.

FIRST FLOOR

Landing

Bedroom

12'6" x 8' with built in shelved cupboard

Separate W.C.

With W.C. and wash hand basin

4 Piece Bathroom

12' x 8'6" with corner shower, stand alone bath, wash hand basin and W.C.

(Access to this room can also be gained from the back stairs).

Master Bedroom



18'4" x 11'5" with built in fitted wardrobe. 2 windows.

Off Back Stairs and Landing

Bedroom

9'4" x 12' with built in wardrobe

Study

6' x 6'2" with sloped ceiling

Store Room

With built in cupboards and sloped ceilings

OUTSIDE

With fenced lawned garden and patio to rear. Shed. Gravelled drive/parking and lawned garden to the front

SERVICES

Mains services connected. Gas central heating and uPVC double glazing

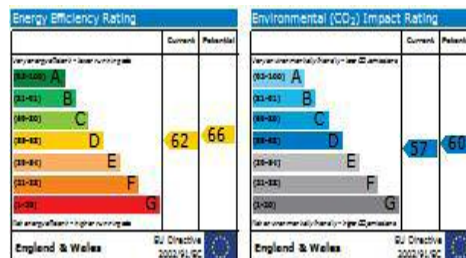
COUNCIL TAX

Band 'C'

VIEWINGS

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

EPC



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