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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS

A DISTINCTIVE DETACHED HOUSE OF GREAT APPEAL LOCATED CONVENIENTLY
FOR THE TOWN CENTRE AND SEAFRONT

WESTRAY, 94 SKINBURNESS ROAD,
SILLOTH, WIGTON CA7 4QH



£230,000 REGION

WELL PRESENTED ACCOMMODATION WHICH IN RECENT YEARS HAS BEEN
IMPROVED WITH INSTALLATION OF A NEW GAS FIRED BOILER. CENTRAL HEATING
SYSTEM AND NEW UPVC DOUBLE GLAZED EVEREST WINDOWS.
ENTRANCE PORCH, HALL, SITTING ROOM, LOUNGE, FITTED KITCHEN TO UTILITY
AREA, THREE BEDROOMS, BATHROOM AND W.C.
GARAGE AND DELIGHTFUL MATURE LAWNED GARDENS WITH A RANGE OF
USEFUL OUTBUILDINGS.
FITTED CARPETS AND BLINDS ARE INCLUDED IN THE SALE.

Registered in England No: 52362 Registered Office: 93 High Street, Wigton, CA7 9PG
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Estate Agency Manager
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ALSO AT 13 HIGH STREET, WIGTON CA7 9NJ – 016973 43641

ACCOMMODATION

Ground floor:

Entrance Porch:

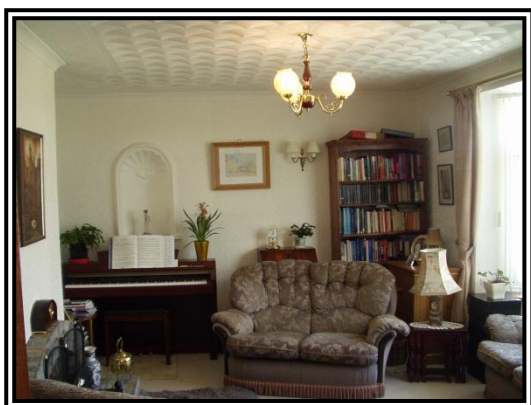
UPVC external door. Dimplex panel heater.

Hall:

With telephone connection. Access to understairs store cupboard.

Sitting Room: (15'9" excluding bay window x 11'11" approx.)

With extensive book shelving fitted to one wall, open fireplace with tiled hearth surround, coved and artexed ceiling. Other noteworthy features include the glazed multi paned door and fixed light of arched form with sunburst motif. Wall lighting.



Lounge: (18'8" x 11'9" approx.)

A focal point of the principal reception room is the gas fire with coal effect, tiled inset and marble type hearth with overmantel. Sliding double glazed patio doors to rear. Dimmer controls for lighting. Glazed multi paned door.



Kitchen: (10'1" x 10' approx.)

Fitted wall and floor units incorporating drawers and worksurfaces. Single drainer stainless steel sink unit with mixer tap. One wall is fitted with attractive shelving and display surfaces. Strip lighting. Sliding UPVC patio doors to rear. Tiled floor. Gas fired Ideal Mexico boiler. Bosch double oven, Hotpoint hob unit and Zanussi hood. Strip lighting under each wall unit.



Linking open archway to

Utility Area: (10'11" x 8'1" approx.)

Glazed multi paned door. With tiled floor and shelving. Built in store cupboard.

First floor:

Landing:

Built in shelved linen cupboard.

Bedroom 1: Front. (11'11" x 8'4" plus 3'11" approx. into recess)

Built in cupboard under eaves. There are fine sea views available from bedrooms 1 and 3.



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.

Bedroom 2: Rear. (11'5" x 10'4" approx.)
Built in eaves store with louvred doors.

Bedroom 3: Front. (8'7" x 7'1" plus 3'3" approx. into recess)

Bathroom:
Tiled walls and suite providing bath with Triton
Power shower over and screen, pedestal
washhandbasin and mirror.

Separate W.C.:
Half tiled walls. Built in cupboard with louvred
doors.

OUTSIDE:
Concrete driveway to **Garage:** with power and
lighting.
Lawned front garden with well stocked shrub
borders. The lawned rear gardens are especially
spacious yet private with a variety of shrubs and
trees including fruit trees.

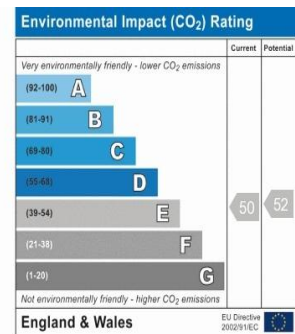
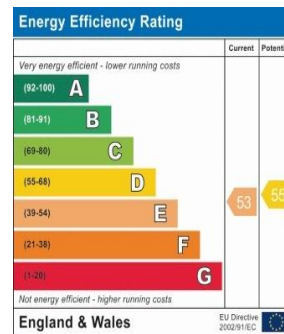


Flagged patio and charming garden pond. Useful
outbuildings including **Workshop:** with panel
heater, power and lighting and **Garden Shed:**
also with power and lighting. There is also an
aluminium framed **Greenhouse.**

SERVICES:
Mains electricity, gas, water and drainage.
Telephone connection. Gas fired central heating.
UPVC double glazed windows.

COUNCIL TAX:
Band D.

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



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