

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

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

A MOST APPEALING AND SPACIOUS DETACHED BUNGALOW OF NON TRADITIONAL CONSTRUCTION ENJOYING A CHARMING LOCATION CONVENIENT FOR THE SOLWAY COAST AND GRUNE POINT

**WESTRIGG, 9 DICKTOD LANE, SKINBURNESS, SILLOTH CA7 4QP**



**PRICE REGION £185,000**

ACCOMMODATION COMPRISES HALL, LOUNGE TO DINING ROOM, FITTED KITCHEN, GENEROUSLY PROPORTIONED BATHROOM AND TWO GOOD BEDROOMS. GAS FIRED CENTRAL HEATING AND DOUBLE GLAZED WINDOWS ARE PROVIDED. FITTED CARPETS AND CURTAINS ARE ALSO INCLUDED IN THE SALE. THERE ARE EASILY MANAGED LARGE GARDENS TO THE FRONT, SIDE AND REAR WITH A RANGE OF SHRUBS AND CONIFERS. DOUBLE LENGTH GARAGE TO SIDE. UPVC FASCIA BOARDS.

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**

**DIRECTIONS:**

If travelling north along Skinburness Road turn left just before the former Skinburness Hotel onto Dickrod Lane (which has recently been resurfaced). Westrigg is soon reached on the left.

**ACCOMMODATION:****Hall:**

UPVC external door. Telephone connection. Built in store cupboard with space for coats. The hall is a pleasant, light and spacious entrance to the bungalow.

**Lounge:** (14' x 12'8" Max. approx.)

An attractive reception room which links with the dining room. Glazed door and wall lighting. Electric fire with log effect and distinctive surround.

**Dining Room:** (9'11" x 7'4" approx.)

Shelved cupboard housing gas fired Worcester combi boiler.

**Kitchen:** (10'2" x 9'3" approx.)

A smartly appointed kitchen providing fitted wall and floor units with drawers and granite worksurfaces. Single drainer stainless steel sink unit with mixer tap. Tiled floor. Spotlighting. UPVC external door to rear garden. Necht double oven, hob unit and fan. Fridge freezer. Washer and dishwasher.

**Bedroom 1:** Front. (13'7" x 12' approx.)

Built in wardrobe. Ample power points.

**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. (10'11" x 9'10" approx.)



**Bathroom:** (10'3" Max. x 8'1" approx.) Suite comprising bath, pedestal washhandbasin and W.C. Large modern shower in cubicle. Ladder style radiator.



**OUTSIDE:**

Driveway to **Double length Garage:** (24'2" x 9'11" approx.) with up and over door, power and lighting. The bungalow is surrounded by large landscaped gardens designed for low maintenance and featuring mature shrubs, conifers and a monkey puzzle tree. Some areas are flagged and the majority is down to chippings. Outside tap. There is access from the side garden out onto Grune Point Close.



**SERVICES:**

Mains electricity, gas, water & drainage. Gas fired central heating. Double glazed windows. Security Lighting. Burglar alarm system. UPVC fascia boards, soffits and bargeboards.

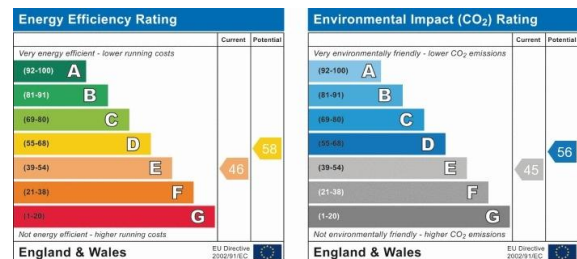
**COUNCIL TAX:**

Band

**VIEWINGS:**

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

**EPC:**



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