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

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

AN ATTRACTIVE 3 BEDROOMED DETACHED COTTAGE  
BENEFITTING FROM MODERN APPOINTMENT AND PRESENTATION  
PLEASANTLY OVERLOOKING THE DELIGHTFUL OPEN GREENS  
IN UNSPOILT TRADITIONAL VILLAGE SETTING

2 MILES ASPATRIA, 3 MILES ALLONBY, 6 MILES MARYPORT  
11 MILES WIGTON AND COCKERMOUTH

**WHITBECK COTTAGE, HAYTON,**  
**ASPATRIA, WIGTON CA7 2PD**



**PRICE REGION £129,995**

DOUBLE ASPECT LOUNGE WITH OPEN FIRE.  
FITTED KITCHEN WITH DINING ROOM, 3 DOUBLE BEDROOMS  
BATHROOM; OFF ROAD PARK  
BOTTLED GAS CENTRAL 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  
**I M Graham**  
Company Secretary

**ALSO AT 8 STATION ROAD, SILLOTH CA7 4AE - 016973 32018**

## **Directions**

Hayton is signed out of Prospect which is on the A596 about 2 miles West of Aspatria; on entering Hayton bear Left into the village and Whitbeck Cottage is on the Right about half way along the Green opposite the Church.

## **General Description**

The excellent family sized accommodation provides;-

## **GROUND FLOOR**

Front Hall with tiled floor and stairs off

## **Double Aspect Living Room**

19'5" x 14'6"



Brick feature open fire place

## **Fitted Kitchen/ Dining Room viz**



## **Kitchen**

13'8" x 11' Floor and wall mounted units with worksurfaces incorporates electric double oven and ceramic hob, integrated fridge and freezer, stainless steel sink, gas boiler, understairs cupboard, arch to;

## **Dining Room**

13'10" x 9'8"



## **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 with bulkhead airing cupboard

### Double Aspect Bedroom

19'9" x 15'.



### Bedroom

15' x 9'4"

### Bedroom

11'7" x 9'2"

### Bathroom

8'9" x 6'9"

4 piece suite of Bath with mixer shower, WC, wash hand basin, bidet.

## OUTSIDE

Off road park

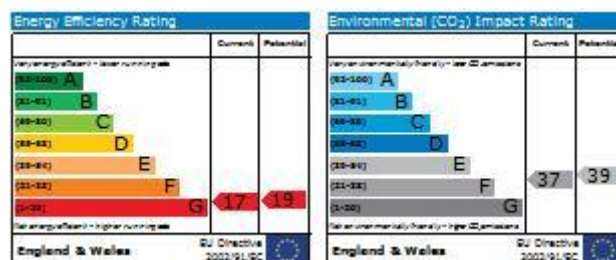
## SERVICES

Mains electric and water, bottled gas central heating, upvc double glazing.

## COUNCIL TAX

Band 'B'.

## EPC



## VIEWING

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

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