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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS

A SPACIOUS REFURBISHED TWO BEDROOMED DETACHED HOUSE
WITH GARDENS AND DOUBLE GARAGING
OVERLOOKING THE SOLWAY ESTUARY FROM THE EDGE OF THIS VILLAGE

1 ½ MILES WEST OF MARYPORT, 4 MILES EAST OF WORKINGTON
AND 7 ½ MILES NORTH OF COCKERMOUTH

WOODVIEW, MAIN ROAD, FLIMBY, MARYPORT, CA15 8PB



PRICE REGION £159,950

LIVING ROOM, DINING ROOM, 20FT FITTED KITCHEN, STUDY
TWO DOUBLE BEDROOMS ONE WITH BALCONY OVERLOOKING THE SEA,
4 PIECE BATHROOM

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 - TELEPHONE 016973 32018

Directions

Woodview is situated on the A596 directly opposite the entrance to Risehow Business Park – to the rear is the rail line before the foreshore and sea. The location is very convenient for all the surrounding amenities. Vehicular access to the rear grounds is obtained via the lane which is just to the Maryport side of the property – turn left to the rear of the neighbouring semi-detached houses and drive straight into the grounds of the property at the end.

General Description

This individual property has been totally renovated and presented with excellent modern appointment as follows;

GROUND FLOOR

Entrance lobby with staircase off.

Living Room



13'9" x 13'9"

Electric focal point fireplace.

Dining Room



13'9" x 13'5"

Ornamental focal fireplace open to;

Fitted Kitchen



20'5" x 8'8"

Medium oak style floor and wall units including good worksurface area, fridge, freezer, washing machine, tumble dryer, electric cooker and hob with filter hood.



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.

Downstairs WC

Study

9'5" x 9'5"

Fitted Shelving

FIRST FLOOR

Double Bedroom



13'9" x 13'7"

Light through room.

Double Bedroom



13'8" x 13'5"

Light through room with French door to balcony overlooking the estuary.



Bathroom

9'6" x 9'6"

White 4 piece suite bath, WC, washhand basin, corner shower with electric control.

OUTSIDE

Gravelled forecourt. Rear lane access to gravelled parking yard in the front of the **Double Garage 16'7" x 17'7" and 20'8" x 11'5"**. Walled garden bed (to landscape or grass)

SERVICES

Mains water, drainage, electric heating economy 7, upvc double glazing.

COUNCIL TAX

Band 'B'

VIEWING

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

Carpets and Blinds are included.

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