

HOPE'S ESTATE AGENTS

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AN APPEALING SMALL RESIDENTIAL DEVELOPMENT OF QUALITY DETACHED HOUSES.

ACRE BANK CLOSE, SKINBURNESS, SILLOTH WIGTON CA7 4RD.



PRICE REGION £215,000

PROPERTIES ARE CURRENTLY BEING CONSTRUCTED BY A WELL KNOWN LOCAL BUILDER AND SUPERVISED BY A CHARTERED BUILDING SURVEYOR. THIS MOST ATTRACTIVE SCHEME WILL EXTEND THE EXISTING RESIDENTIAL DEVELOPMENT ON ITS NORTHERN SIDE TOWARDS SKINBURNESS. APPEALING SITUATION ONLY SOME ONE AND A HALF MILES FROM THE TOWN OF SILLOTH WHERE AMENITIES INCLUDE SCHOOLS, SHOPS AND SPORTS FACILITIES, WHILST ALSO BEING WITHIN EASY WALKING DISTANCE OF THE SEAFRONT AND OPEN COUNTRYSIDE.

N.B. Please note all measurements are approximate and that they have been taken **before walls were plastered.**

Type A.

ACCOMMODATION

Ground floor:

Entrance Porch: UPVC external door. A quarry tiled finish to the floor will be provided.

Hall: Access to linen cupboard.

Lounge: (15'7" x 11'5" approx.)

A pleasant reception room with a bay window. A gas fire will be installed to serve as a focal point for the room (a p.c. sum of £1000 is set for this purpose).

Dining Room: (16'4" x 13'2" approx.)
Access to:

Kitchen: (9'6" x 9'4" approx.)
UPVC double doors. (a p.c.sum of £5000 is set for installation of fitted kitchen units).

Bedroom 1: (12'2" x 10'4" approx.)

Bedroom 2: (10'11" x 9'6" approx.)

Bathroom 1: (6'6" x 6'5" approx.)
White suite comprising bath, pedestal washbasin and W.C. Heated towel rail.

First floor:

Landing: Built in airing cupboard housing Vaillant boiler.

Bedroom 3: (17' x 14'3" approx.)

A superb light room with two Velux windows.

Bathroom 2: (17' x 11').

A spacious second bathroom with white suite providing corner bath, pedestal washbasin and W.C. Shower in tiled cubicle. Heated towel rail. Two Velux windows.

OUTSIDE:

Driveway to semi detached **Garage:** with up and over door and pitched roof.

Garden areas to front and rear.

SERVICES:

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

COUNCIL TAX:

VIEWINGS:

Strictly through the Agents, Hopes Estate Agents 016973 32018

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.