

WIGTON
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HOPES
ESTATE AGENTS

15 LONGTHWAITE ROAD, WIGTON, CA7 9JR



£425 Per Calendar Month

15 Longthwaite Road, Wigton, CA7 9JR

GENERAL DESCRIPTION

An attractive late Victorian two storey terraced house of traditional stone and slate construction situated in a popular suburb of Wigton barely half a mile south of the town centre.

The accommodation provides two reception rooms, garden room and galley kitchen, two double bedrooms and shower room, all centrally heated and with rear yard, two stores and an attractive upper garden with summer house outside.

The house stands close to a primary school and mini-market with the medical centre and Nelson Thomlinson Secondary School just beyond. Also close by are local sports clubs, bus services, the handsome parish church of Saint Mary and, as mentioned above, the town centre.

DIRECTIONS

From our Office head south out of town and at the "crossroads" beside the medical centre and garage turn right up to Longthwaite Road. Number 15 is approximately 200 yards up on the left hand side of the road. A To Be Let Board has been erected for identification purposes.

ACCOMMODATION

Ground Floor

Entrance Hall

Sitting Room

12'2" x 11' (3.71m x 3.35m)

with tiled fireplace and small dresser unit (gas meter).

Living Room

13'10" x 10' (4.22m x 3.05m)

having tiled fireplace with mahogany chimney piece, walk-in understairs store and wall cupboards.

Day/Garden Room

9'6" x 7'8" (2.90m x 2.34m)

with pine wall and floor cupboards, ceramic tiled floor and outer doors.

Galley Kitchen

9' x 5'7" (2.74m x 1.70m)

with basic fitted cupboards, stainless steel sink, plumbing for washer and double glazed inner window.

First Floor

Front Double Bedroom 1

12'2" x 12' (3.71m x 3.66m)

having bulkhead cupboard, shelving and telephone point.

Rear Double Bedroom 2

12'1" x 10'2" (3.68m x 3.10m)

Shower Room

11'6" x 8'7" (3.51m x 2.62m)

with double shower cubicle (Mira shower unit), basin, WC, double airing cupboard (radiator), tiling and Worcester central heating boiler.

OUTSIDE

Lower Rear Yard

with WC and store off. Steps lead up to:-

Garden

having central lawn, flanking borders, and attractive summer house.

SERVICES

Mains water, gas, electricity and drainage; gas fired central heating; one window double glazed; telephone line installed.

Please note that none of the services has been tested.

COUNCIL TAX

Band 'B'.

LETTING DETAILS

Charges

The successful tenant will pay an application fee of £100 plus VAT to Hopes Estate Agents (this includes applying for references, bank status enquiries and drawing up tenancy agreements).

References

At least two references (including financial) will be required from interested parties.

Terms

The property is available on an Assured Shorthold Tenancy for a term of 6 months, renewable by arrangement.

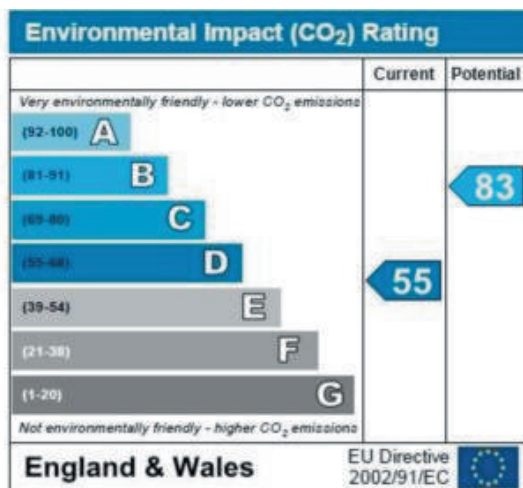
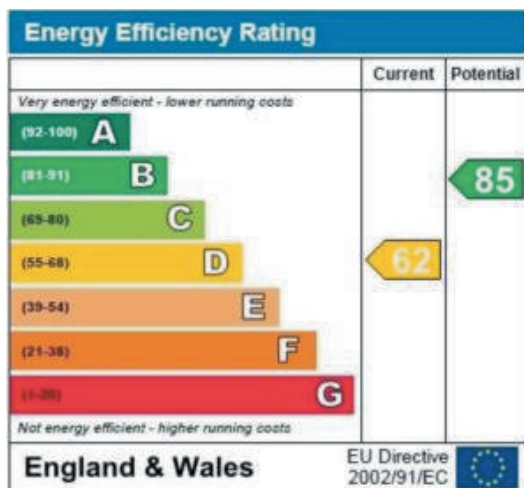
Deposit

The Landlord will take a deposit equal to the first month's rent. The Landlord must register with The Deposit Protection Service or an equivalent scheme.

Viewing

Strictly by appointment through Hopes Estate Agents 016973 43641.





Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agents nor the vendors warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.

ESTATE AGENTS • AUCTIONEERS • VALUERS • LAND AGENTS

Hopes Auction Company Limited

Registered Office: Syke Road, Wigton, Cumbria CA7 9NS - Registered in England: 052362 - VAT Registration No. 256 4393 42

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