

# Cumbrian Properties

56 Solway Drive, Anthorn



Price Region £139,950

EPC-D

Mid-terraced property | Open aspect  
1 reception room | 3 bedrooms | Sun room  
Parking & gardens | Coastal location

01228 599940  
2 Lonsdale Street, Carlisle CA1 1DB

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)  
[properties@cumbrian-properties.co.uk](mailto:properties@cumbrian-properties.co.uk)



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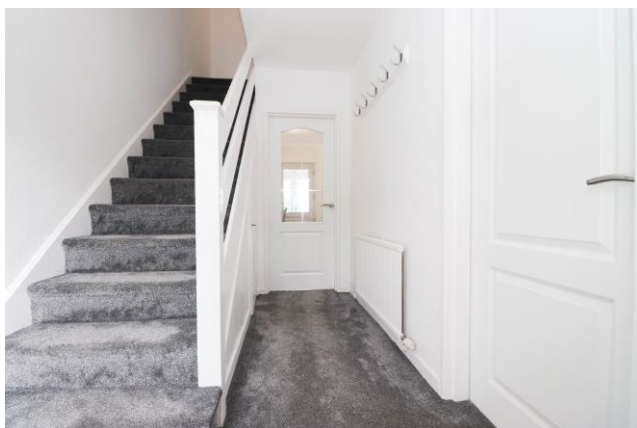
Less than a five minute walk to the sea with views across to the fells and with a stunning rural open aspect to the rear, this three bedroom, mid-terraced property is in an idyllic location. Double glazed and oil central heated the property benefits from off-street parking and lawned gardens to the front and rear. Comprising entrance hall with understairs storage, lounge with stove effect fire, spacious 19' dining kitchen leading into the sun room with French doors opening onto the decked seating area and views over the fields. To the first floor there are two double bedrooms and a single bedroom – all with fitted storage, along with a fully tiled stylish bathroom. To the front of the property there is driveway parking for one vehicle along with a low maintenance lawned garden. The shared side lane gives access to the rear of the property where there is a generous lawned garden with decked seating area, stunning views across the fields and two brick-built outhouses – one housing the oil boiler.

Anthorn is a popular village just outside of Kirkbride which has its own shop, Post Office, primary school and pub. Wigton is a fifteen minute drive away and Carlisle 30 minutes. The property would make an ideal first time buy, downsize or for anyone looking to relocate to a seaside location.

The accommodation with approximate measurements briefly comprises:

**UPVC front door into entrance hall.**

**ENTRANCE HALL** Doors to lounge and dining kitchen, staircase to the first floor, understairs storage cupboard, double glazed window and radiator.



ENTRANCE HALL

**LOUNGE (12'4 max x 12' max)** Stove effect fire, three double glazed windows, radiator, built-in storage cupboard and wood effect flooring.



LOUNGE

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**DINING KITCHEN (19' x 11')** Fitted kitchen incorporating space for a freestanding cooker with extractor hood above, plumbing for washing machine, stainless steel sink, tiled splashbacks, panelled ceiling, space for fridge freezer, space for dining table and chairs, wood effect worksurfaces, radiator, wood effect flooring, three double glazed windows and UPVC door to the sun room.



DINING KITCHEN

**SUN ROOM (10'5 x 5'7)** Double glazed windows, double glazed French doors to the rear garden and wood effect flooring.



SUN ROOM

## **FIRST FLOOR**

**LANDING** Doors to bedrooms and bathroom, built-in storage cupboard and loft access.

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**BEDROOM 1 (14'5 max x 11' max)** Built-in storage cupboard, radiator and double glazed window to the rear with views over the fields.



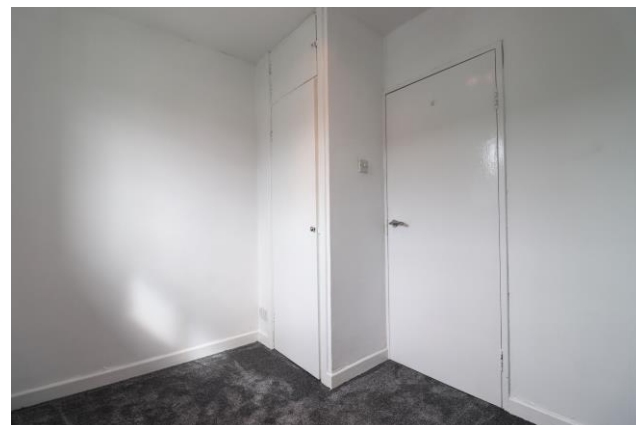
BEDROOM 1

**BEDROOM 2 (14'5 max x 12' max)** Built-in storage cupboard, double glazed window to the front and radiator.



BEDROOM 2

**BEDROOM 3 (9' x 7')** Built-in storage cupboard, double glazed window to the front and radiator.



BEDROOM 3



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**BATHROOM (8'8 max x 5'8 max)** Three piece suite comprising shower above panelled bath with waterfall showerhead, wash hand basin and WC. Fully tiled walls, tile effect flooring, two frosted glazed windows and heated towel rail.



BATHROOM

**OUTSIDE** Low maintenance lawned front garden and driveway parking for one vehicle. To the rear of the property is a lawned garden with an open aspect providing beautiful views over countryside, borders housing mature trees and shrubs, decked seating area, oil tank, outhouse with power and light, and a second outbuilding housing the oil boiler. There is also an external water supply and a shared lane giving access to the front of the property.



REAR OF THE PROPERTY



VIEW FROM BEDROOM 1

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**TENURE** We are informed the tenure is Freehold.

**COUNCIL TAX** We are informed the property is Tax Band A.

**NOTE** These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

