

# Cumbrian Properties

The Garth, Blitterlees, Silloth



**Price Region £200,000**

**EPC-E**

Detached bungalow | Close to the Solway coast

1 reception | 2 bedrooms | 2 bathrooms

Attic room | Gardens, parking and garage

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## 2/ THE GARTH, BLITTERLEES, SILLOTH

This two bedroom, two bathroom detached bungalow with private gardens, driveway and garage offers low maintenance living and is situated close to the amenities of the seaside town of Silloth and the coastal walk at Blitterlees. The double glazed and gas central heated accommodation comprises of entrance porch, lounge, spacious modern dining kitchen with range style cooker, French doors leading out to the rear garden and open stairs to an attic room. There are also two ground floor bedrooms, utility room, a three piece bathroom and separate wet room. To the first floor there is a large attic space which has been fully boarded with velux windows and heating. Externally the property has ample off street parking leading up to a garage with power supply and to the rear is a private lawned garden with decked seating area and garden pond. Less than a five minute drive to the amenities of Silloth and sold with the benefit of no onward chain, this property would appeal to those looking to downsize or a low maintenance property close to the Solway coast.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC door into entrance porch.

**ENTRANCE PORCH** Double glazed window, radiator, tiled flooring and stable door leading through to the lounge.

**LOUNGE (13' max x 11'7 max)** Double glazed window to the front, radiator, coving to ceiling, tiled flooring and door to the dining kitchen.



LOUNGE

**DINING KITCHEN (15'5 x 15')** Fitted kitchen incorporating a Range style cooker with 7 burner gas hob and extractor hood above, brick effect tiled splashback, integrated dishwasher, a 1.5 bowl ceramic sink with mixer tap and space for an American style fridge/freezer. Open staircase to the first floor, coving to ceiling, double glazed window to the rear, tiled flooring, radiator and double glazed French doors leading out to the rear garden. Opening to the rear hallway.

3/ THE GARTH, BLITTERLEES, SILLOTH



DINING KITCHEN

REAR HALLWAY Doors to bedrooms, bathroom, wet room and utility room.

BEDROOM 1 (12' x 9') Double glazed window to the front, radiator and coving to ceiling.



BEDROOM 1

UTILITY ROOM (7'9 x 7'6) Plumbing and space for washing machine, space for tumble dryer, combi boiler, radiator, tiled flooring and double glazed window.

4/ THE GARTH, BLITTERLEES, SILLOTH

**BEDROOM 2 (11'5 x 9')** Double glazed window to the front, radiator, coving to ceiling and loft access.



BEDROOM 2

**WET ROOM (5' x 4')** Walk in shower cubicle, WC, tiled walls and tiled flooring.

**BATHROOM (8' x 5'5)** Three piece suite comprising of shower over panelled bath, WC and wash hand basin over vanity unit. Double glazed frosted window, tiled walls, heated towel rail and tiled flooring.



WET ROOM



BATHROOM

**ATTIC ROOM (29'7 max x 11' max)** Two double glazed velux windows, radiator and original beams.



ATTIC ROOM

5/ THE GARTH, BLITTERLEES, SILLOTH

**OUTSIDE** To the front of the property there is a driveway providing off street parking for up to five vehicles leading up to a garage with power supply and external sockets. Rear lawned garden with decked seating area, garden pond and summer house (which is in need of attention).

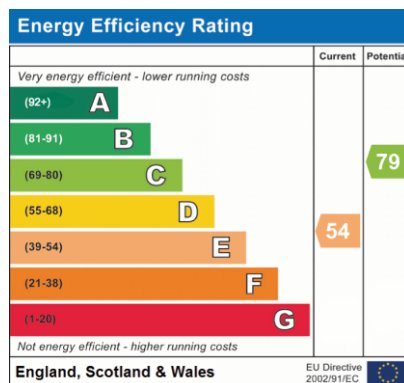


REAR GARDEN

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

**COUNCIL TAX** We are informed the property is in 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.



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