

# Cumbrian Properties

## 25 Grune Point Close, Skinburness



**Price Region £230,000**

**EPC-**

Detached bungalow | Seaside location  
1 reception room | 3 bedrooms | 1 bathroom  
Conservatory | Large garden, garage and drive

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## 2/ 25 GRUNE POINT CLOSE, SKINBURNESS, SILLOTH

This three bedroom detached bungalow offers spacious rooms, generous gardens, driveway and garage. The double glazed and gas central heated accommodation comprises of entrance hall, spacious dining lounge leading to the country style kitchen, a conservatory overlooking the garden, three bedrooms – all with fitted wardrobes, and a four piece fully tiled bathroom. To the front of the property is a lawned garden and driveway providing off street parking for two vehicles leading up to the single garage. To the rear there is a private generous garden incorporating lawn and seating areas but mainly laid to stone chippings creating more of a low maintenance manageable space. Situated in Skinburness, just a stones throw from the sea front. The amenities of Silloth include shops, schools, post office, doctors and church. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC door into entrance hall.

**ENTRANCE HALL** Doors to dining lounge, bedrooms and bathroom. Two fitted storage cupboards (one housing the hot water boiler), further cupboard housing the gas central heating system, coving to ceiling and loft access.



ENTRANCE HALL

**DINING LOUNGE (24'10 max x 16' max)** Double glazed bay window to the front of the property, coal effect gas fire and coving to ceiling. An archway leads through to the dining area with door to kitchen and double doors leading into the conservatory.



DINING LOUNGE



3/ 25 GRUNE POINT, SKINBURNESS, SILLOTH

**KITCHEN (11'6 max x 10' max)** Fitted kitchen incorporating an electric oven and grill and five burner gas hob with extractor hood above. Integrated microwave and fridge, plumbing for washing machine and dishwasher. Under mounted 1.5 bowl sink unit with mixer tap, panelled ceiling and double glazed window to the rear of the property.



KITCHEN

**CONSERVATORY (9'7 x 9'5)** Double glazed windows, Perspex roof and UPVC door to the rear garden.



CONSERVATORY

**BEDROOM 1 (13'8 max x 12'10 max)** Fitted wardrobe, coving and double glazed window to the front.



BEDROOM 1



4/ 25 GRUNE POINT, SKINBURNESS, SILLOTH

**BEDROOM 2 (13'8 x 9'6)** Fitted wardrobe, coving and double glazed window to the rear.



BEDROOM 2

**BEDROOM 3 (9'3 x 8')** Fitted wardrobe, coving and double glazed window to the front.



BEDROOM 3

**BATHROOM (9'5 max x 8'5 max)** Four piece suite comprising of walk-in spa shower cubicle, spa bath, WC with concealed cistern and vanity unit wash hand basin. Two double glazed frosted windows, panelled ceiling, tiled walls and heated towel rail.



BATHROOM

5/ 25 GRUNE POINT, SKINBURNESS, SILLOTH

**OUTSIDE** To the front of the property is a lawned garden and driveway providing off street parking leading up to the single garage with power supply. To the rear is a generous garden mainly laid to stone chippings with lawned area bordered by hedgerow and a garden shed.

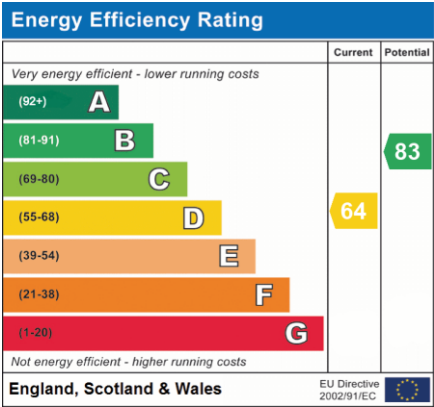


REAR GARDEN

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

**COUNCIL TAX** To be confirmed by the vendor

**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.





**Floor Space**  
**Approx 106.00 Sq meters (1141.00 Sq feet).**



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