

Cumbrian Properties

49 Eden Street, Silloth



Price Region £235,000

EPC-

End-terraced property | Four storey
1 reception room | 4/5 bedrooms | 2 bathrooms
Central seaside location | Solar Panels

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This four/five bedroom, two bathroom, end-terraced property is laid out over four floors and is immaculately presented throughout. Decorated in period colours and bold wallpapers there is a relaxing and classy vibe throughout the home. The impressive hallway showcases the original staircase and handrail and leads to a 27' dining lounge with stunning fireplace and French doors to the rear garden. There is a modern kitchen with integrated appliances and a ground floor wet room. To the lower ground floor the basement provides a fantastic space for a games room, fifth bedroom or gym. To the first floor there are two double bedrooms, single bedroom/office and a traditional style four piece bathroom suite with waterfall shower and roll top bath. The second floor provides a spacious double bedroom with plenty of fitted storage and large Velux windows allowing the light to flood in. Externally there is on-street parking to the front of the property and to the rear of the property there is a private walled yard providing a low maintenance space to relax and enjoy the outdoors. This property provides an abundance of living space and would make for a fantastic family home. Located just a stones throw from the amenities of Silloth which include shops and Post Office, doctors' surgery, schools and of course, Silloth Green and the sea front promenade.

The accommodation with approximate measurements briefly comprises:

Composite front door into the spacious entrance hall.

ENTRANCE HALL Doors to dining lounge, kitchen and basement. Staircase to the first floor, tile effect flooring, radiator and coving to the ceiling.



ENTRANCE HALL

DINING LOUNGE (27'4 max x 12'6 max) Coal effect gas fire (capped but could be re-connected) on a tiled hearth with decorative tiled insert and marble effect surround. Double glazed window to the front, double glazed French doors to the rear garden, two radiators and coving to the ceiling.



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DINING LOUNGE

KITCHEN (19' x 8'9) Fitted kitchen incorporating a gas oven and grill with five ring gas hob and extractor hood above, integrated microwave, integrated fridge and freezer, plumbing for washing machine, integrated dishwasher, undermounted sink unit with mixer tap, tiled splashbacks, under counter lighting, coving to the ceiling, tile effect flooring and door to the rear hall.



KITCHEN

REAR HALL Built-in storage cupboard, doors to wet room and rear garden.

WET ROOM (7'8 x 4') Walk-in shower cubicle, vanity unit wash hand basin and WC. Fully tiled walls and flooring, frosted glazed window and radiator.



WET ROOM



BASEMENT ROOM/BEDROOM 5

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BASEMENT Handy storage area with controls for the solar panels, tiled flooring and door to basement room.

BASEMENT ROOM/BEDROOM 5 (14' x 11'9) Double glazed window, radiator, coving to the ceiling and ceiling spotlights.

FIRST FLOOR

LANDING Doors to bedrooms 2, 3, 4 and bathroom, and staircase to bedroom 1.



LANDING

BEDROOM 2 (15' max x 11'4 max) A range of fitted wardrobes, double glazed window to the front with views over the playing fields, radiator and coving to the ceiling.



BEDROOM 2

BEDROOM 3 (13' max x 12' max) Double glazed window to the rear, radiator and coving to the ceiling.



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BEDROOM 4 (7'9 x 7'4) Double glazed window to the front, radiator and coving to the ceiling.



BEDROOM 4

BATHROOM (9'4 x 9') Four piece suite comprising walk-in shower cubicle with waterfall shower head, roll top freestanding bath with shower attachment, wash hand basin and WC with vintage style cistern. Frosted glazed window, brick effect tiled splashbacks, mosaic tile effect flooring, radiator and cast iron towel rail.



BATHROOM

ATTIC BEDROOM 1 (20'7 max x 18'7 to under eaves) Two double glazed Velux windows, two radiators, under eaves storage, beamed ceiling and built-in storage with lighting.



ATTIC BEDROOM 1

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OUTSIDE To the rear of the property is a walled yard providing a private space to relax and enjoy the outdoors, with a gate providing pedestrian access to the side lane. On-street parking is available to the front of the property.



REAR GARDEN

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.

EPC GRAPH TO FOLLOW