

Cumbrian Properties

39 Waver Street, Silloth



Price Region £175,000

EPC-D

Terraced property | Seaside location
2 reception rooms | 3 bedrooms | 1 bathroom
Gardens & garage | Bay-fronted

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2/ 39 WAVER STREET, SILLOTH

This three bedroom, traditional, bay-fronted terraced property is situated in an ideal location with the sea front and amenities of Silloth on your doorstep. The property is light and airy and tastefully decorated and comprises a welcoming entrance hall with built-in cloaks cupboard and cloakroom, bay-fronted lounge with window shutters, a stylish newly fitted kitchen with island unit providing an abundance of storage which opens into the sun room with sky lantern and French doors opening onto the rear garden. To the first floor there are two double bedrooms – both with fitted storage, single bedroom/study and three piece bathroom. The front forecourt provides a peaceful space to relax and enjoy a morning coffee with views towards Criffel and there is a larger low maintenance garden to the rear, which provides a blank canvas for the new purchasers to put their own stamp, with access into the garage and to the rear parking area.

The seaside town of Silloth offers plenty of amenities including schools, shops and Post Office, cafes, restaurants, doctors' surgery and, of course, the sea front.

The accommodation with approximate measurements briefly comprises:

Composite front door into entrance hall.

ENTRANCE HALL Doors to lounge, dining kitchen and cloakroom. Staircase to the first floor, built-in cloaks cupboard, radiator, coving to the ceiling and tile effect flooring.



ENTRANCE HALL



ENTRANCE HALL & CLOAKROOM

CLOAKROOM Two piece suite comprising wash hand basin and WC . Tiled splashbacks and tile effect flooring.

LOUNGE (15' max into bay window x 11' max) Coal effect electric fire, double glazed bay window with window shutters to the front, radiator, original coving and ceiling rose.



LOUNGE

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DINING KITCHEN (16'8 x 11'9) Newly fitted kitchen incorporating electric oven with four ring hob and extractor hood above, island unit with wooden worksurface, plumbing for washing machine and dishwasher, space for American style fridge freezer, wood effect flooring, vertical column radiator, coving to the ceiling and opening to the sun room.



DINING KITCHEN

SUN ROOM (16'7 x 9') Double glazed French doors to the rear garden, two double glazed windows, sky lantern, coving to the ceiling, radiator and wood effect flooring.



SUN ROOM

FIRST FLOOR

LANDING Doors to bedrooms and bathroom and access to the fully boarded loft.

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BEDROOM 1 (13' x 9'3) Built-in wardrobes, double glazed window to the front, coving to the ceiling and radiator.



BEDROOM 1

BEDROOM 2 (11'8 x 8'6) Built-in wardrobes – one housing the combi boiler, double glazed window to the rear and coving to the ceiling.



BEDROOM 2

BEDROOM 3 (7' x 6') Double glazed window to the front, coving and radiator.



BEDROOM 3



BATHROOM

BATHROOM (8'8 x 6') Three piece suite comprising shower above panelled bath, vanity unit wash hand basin and WC. Frosted glazed window, part tiled walls, coving to the ceiling and radiator.

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OUTSIDE Low maintenance front forecourt providing a pleasant seating area with views towards the sea front and Criffel. To the rear of the property is a low maintenance garden with access to the single garage with power supply and rear parking area.



FRONT FORECOURT



REAR GARDEN



REAR OF THE PROPERTY



SILLOTH VIEWS

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.