

Cumbrian Properties

47 Waver Street, Silloth



Price Region £160,000

EPC-D

Terraced house | Five minute walk to the sea front
1 reception room | 3 bedrooms | 1 bathroom
Forecourt & rear garden | No onward chain

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A well-presented and maintained, three bedroom, bay-fronted, terraced property situated on a popular street in Silloth less than a five minute walk to the sea front. The property is double glazed and gas central heated and briefly comprises entrance hall, bay-fronted lounge with electric fire, generous dining kitchen with integrated appliances and French doors to the rear garden, two double bedrooms with fitted wardrobes to the master, single bedroom and bathroom. Externally there is a low maintenance, paved front forecourt and a generous lawned rear garden with brick-built outhouses housing the washing machine and tumble dryer. Plenty of parking to the front and rear. The property would suit first time buyers, families and those looking to downsize. Situated within easy walking distance of all the amenities of Silloth and sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

UPVC front door into entrance hall.

ENTRANCE HALL Cloaks cupboard, doors to lounge and dining kitchen, staircase to the first floor, radiator and coving to the ceiling.



ENTRANCE HALL

LOUNGE (14'3 max into bay window x 10' max) Double glazed bay window to the front, coal effect electric fire on a tiled hearth with wooden surround, picture rail and radiator.



LOUNGE

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DINING KITCHEN (16'7 max x 12' max) Fitted kitchen incorporating an inglenook with wooden lintel housing the electric oven and four ring gas hob with tiled splashback and extractor hood above, integrated fridge and freezer, one and a half bowl stainless steel sink unit with mixer tap, double glazed French doors to the rear garden, coving to the ceiling, under counter lighting, radiator, tile effect flooring, double glazed window and part panelled ceiling.

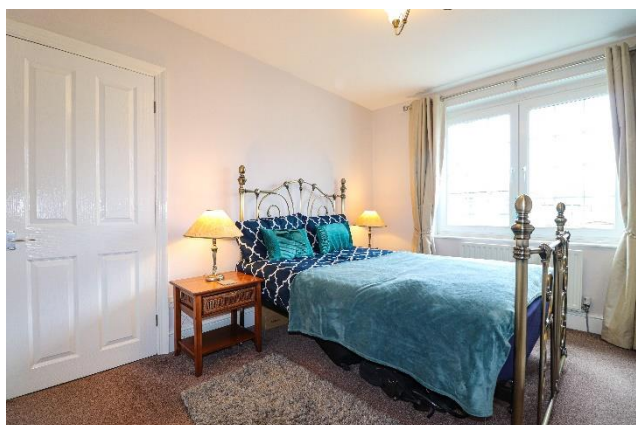


DINING KITCHEN

FIRST FLOOR

LANDING Loft access, coving to the ceiling, doors to bedrooms and bathroom.

BEDROOM 1 (12'5 max x 10'4 max) Double glazed window to the front with radiator below.



BEDROOM 1

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BEDROOM 2 (12'4 x 8'4 to fitted wardrobes) A range of fitted wardrobes housing the Worcester combi boiler, double glazed window to the rear and radiator.



BEDROOM 2

BATHROOM (8'4 x 5'6) Three piece suite comprising shower above panelled bath, WC and wash hand basin. Part panelled walls, panelled ceiling, double glazed frosted window, radiator and wood effect flooring.



BATHROOM

BEDROOM 3 (6'3 x 5'7) Double glazed window to the front, radiator and panelled ceiling.



BEDROOM 3

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OUTSIDE Generous, low maintenance, front forecourt. Lawned rear garden with patio area, outside tap and two brick-built outhouses – one with plumbing for washing machine and space for tumble dryer. A gate provides pedestrian access to the rear of the street where there is parking available.

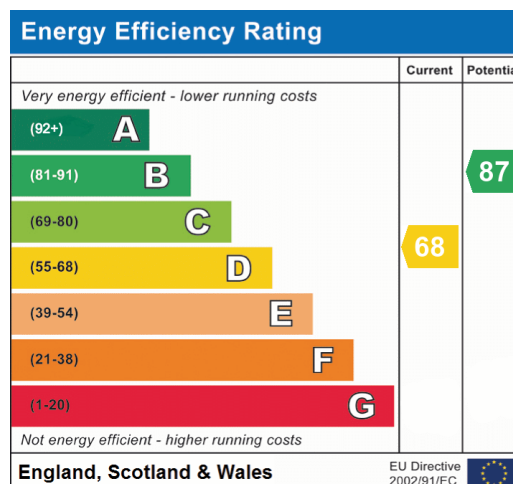


REAR GARDEN

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.



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