

Cumbrian Properties

22 Esk Street, Silloth



Price Region £129,950

EPC-E

Bay fronted end-terraced property | Seaside town
1 reception room | 2 double bedrooms | 1 bathroom
Close to sea front | No onward chain

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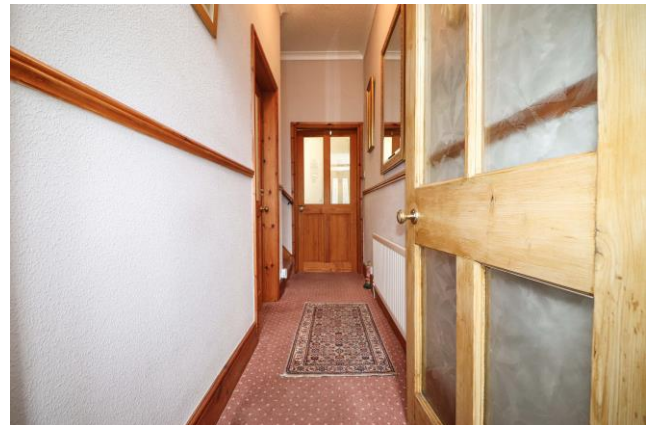
This two double bedroom, bay fronted end-terraced property with first floor bathroom and spacious dining kitchen has been lovingly cared for and is neutrally decorated throughout. The double glazed and gas central heated property is just a short walk from the sea front and is approached by the original tiled pathway leading to the vestibule and entrance hall with bay fronted lounge with electric fire, spacious dining kitchen with feature inglenook style chimney breast housing the oven and hob, and utility room with WC. To the first floor there are two double bedrooms and good size bathroom. Low maintenance front forecourt and rear yard laid to artificial turf with brick-built outhouse. The property also benefits from the use of a communal drying area and further communal storage. Esk Street is situated within easy walking distance of all local amenities including shops and the sea front. Ideally suited to the first time buyer and sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

Composite front door into vestibule.

VESTIBULE Panelled walls, original tiled floor and glazed door into the entrance hall.

ENTRANCE HALL Doors to lounge and dining kitchen, staircase to the first floor, coving to the ceiling, dado rail and radiator.



ENTRANCE HALL

LOUNGE (14'6 into bay window x 10' max) Coal effect electric fire with tiled hearth and wooden surround, coving to the ceiling, picture rail, dado rail, radiator and double glazed bay window.



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DINING KITCHEN (14' max x 11'4) Fitted kitchen incorporating a feature Inglenook style chimney breast housing an electric oven with four ring gas hob and extractor hood above, one and a half bowl stainless steel sink, plumbing for washing machine, good size understairs storage cupboard, panelled ceiling, original wooden beams, radiator, double glazed window, tile effect flooring and door to utility room.



DINING KITCHEN

UTILITY ROOM (8' x 5') Wall and base units, plumbing for washing machine, low level WC, combi boiler, part tiled walls, radiator, panelled ceiling, tile effect flooring, double glazed window and UPVC door to the rear yard.



UTILITY ROOM

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FIRST FLOOR

LANDING Loft access, doors to bedrooms and bathroom.

BEDROOM 1 (14' x 11'5) Step up into bedroom with built-in storage cupboard, double glazed window, radiator and coving to the ceiling.



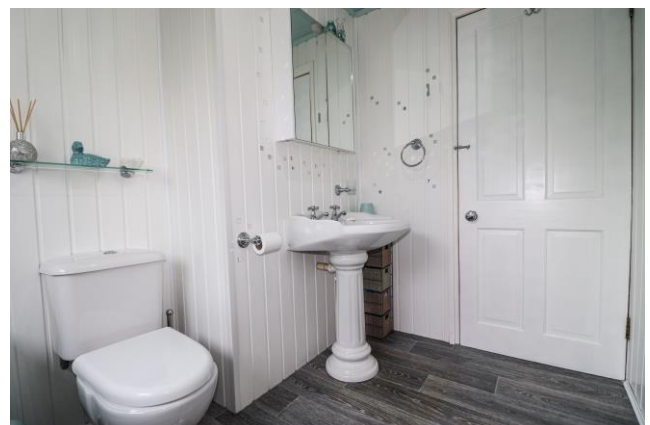
BEDROOM 1

BEDROOM 2 (11'6 x 10') Double glazed window to the rear, radiator, coving to the ceiling and dado rail.



BEDROOM 2

BATHROOM (8'3 x 6') Three piece suite comprising electric shower above panelled bath, WC and pedestal wash hand basin. Panelled walls and ceiling, wood effect flooring, radiator and double glazed frosted window.



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OUTSIDE Low maintenance front forecourt laid to stone chippings. Enclosed rear yard laid to artificial turf with brick-built outhouse providing storage. On-street parking.



REAR YARD

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.

