

Cumbrian Properties

23 Caldew Street, Silloth



Price Region **£200,000**

EPC-E

Traditional terraced property | Seaside location
3 reception rooms | 3 bedrooms | 1 bathroom
Attic room | Patio style garden & workshop

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An immaculately presented, three bedroom, three reception room, traditional terraced townhouse situated less than a five minute walk to the sea front of Silloth. Laid out over three floors and retaining many original features the property has recently fitted double glazing and gas central heating and briefly comprises spacious entrance hall with stunning original wooden staircase to the first floor, bay fronted lounge, cosy snug with French doors to the rear garden, and dining room with original built-in storage leading to the kitchen. To the first floor there are two double bedrooms, single bedroom/study and a spacious four piece modern fully tiled bathroom. To the second floor is a light and airy attic room currently used as a gym but could make an ideal work from home office or games room. Externally, to the front of the property is a paved forecourt garden and to the rear of the property is a generous cottage style “suntrap” garden and workshop. Situated within easy walking distance of the local amenities of Silloth including shops, schools, Post Office and doctors’ surgery the property would suit families and those looking to move close to the sea.

The accommodation with approximate measurements briefly comprises:

Composite front door into the spacious entrance hall.

ENTRANCE HALL Original wooden staircase to the first floor, understairs storage, original coving and cornice, and radiator. Doors to lounge, snug and dining room.



ENTRANCE HALL

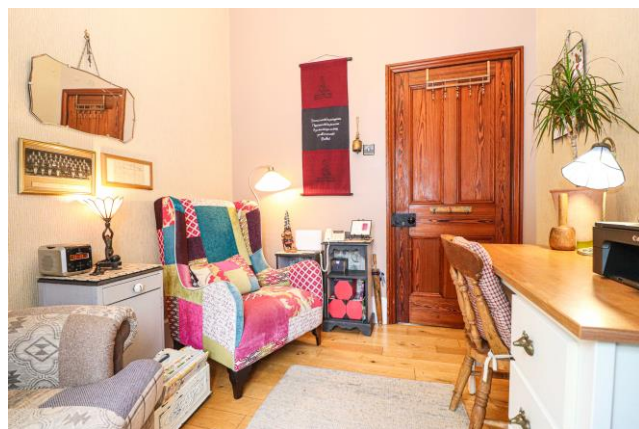
LOUNGE (17' max into bay window x 14' max) Double glazed bay window to the front with original wood panelling below, decorative tiled fireplace housing a coal effect gas fire with wooden surround, original coving, picture rail and radiator.



LOUNGE

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SNUG (9'6 x 8'3) Double glazed French doors to the rear garden, radiator, coving to the ceiling and wood flooring.



SNUG

DINING ROOM (14' max x 12'4 max) Original built-in storage cupboards, double glazed window to the rear, coving to the ceiling, picture rail, radiator, tile effect flooring and opening to the kitchen.



DINING ROOM

KITCHEN (14' max x 7'3 max) Fitted kitchen incorporating an electric oven with four ring gas hob and extractor hood above, plumbing for washing machine, one and a half bowl sink unit with mixer tap, space for fridge freezer and cupboard housing the combi boiler. Under counter lighting, coving to the ceiling, tile effect flooring, double glazed window to the rear and UPVC door to the garden.



KITCHEN

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FIRST FLOOR

LANDING Doors to three bedrooms and bathroom, staircase to the second floor and coving to the ceiling.

BEDROOM 1 (14' x 12'5 max) Double glazed window to the front, coving to the ceiling, picture rail and radiator.



BEDROOM 1

BEDROOM 2 (14' x 12'4) Double glazed window to the rear, coving to the ceiling, picture rail and radiator.



BEDROOM 2

BEDROOM 3 (10' x 8'3) Double glazed window to the front, coving to the ceiling, picture rail and radiator.



BEDROOM 3

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BATHROOM (9' x 8') Four piece suite comprising walk-in shower cubicle, panelled bath, vanity unit wash hand basin and WC with concealed cistern. Illuminated vanity unit, ceiling spotlights, fully tiled walls, tile effect flooring, heated towel rail, frosted glazed window and coving to the ceiling.



BATHROOM

SECOND FLOOR

ATTIC ROOM (21' max x 18'3 max to under eaves) Three double glazed Velux windows, original beamed ceiling, under eaves storage cupboards and picture rail.



ATTIC ROOM

OUTSIDE To the front of the property is an attractive paved forecourt garden. To the rear of the property is a generous paved rear garden incorporating patio seating areas, external water supply, electrical sockets, **WORKSHOP (12'6 x 8')** with power and light, and pedestrian access gate to the rear of the property.



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REAR GARDEN



WORKSHOP

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	