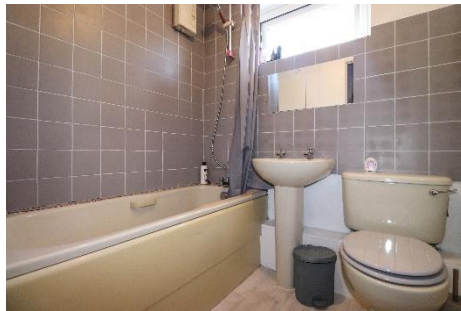


Cumbrian Properties

3 Mary Street, Silloth



Price Region £105,000

EPC-D

Terraced property | Seaside town location
1 reception room | 2 bedrooms | 1 bathroom
Attic conversion | No onward chain

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2/ 3 MARY STREET, SILLOTH

A deceptively spacious two/three bedroom, one bathroom terraced property situated on a quiet street just a short walk to the sea front. The double glazed and gas central heated accommodation briefly comprises of lounge with gas fire, dining kitchen with integrated appliances, rear reception room/utility, two first floor double bedrooms and three piece bathroom with an attic room to the second floor. On street parking is available to the front of the property. Located within close proximity to the amenities of Silloth and less than a five minute walk to the sea front. This property would appeal to the first time buyer or buy to let investors. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC door into lounge.

LOUNGE (13'4 max x 12'3 max) Coal effect gas fire, double glazed window to the front, radiator, coving to ceiling and doorway leading to the staircase to the first floor. Door to kitchen.



LOUNGE

KITCHEN (13'5 x 11') Fitted kitchen incorporating an electric oven and four burner gas hob, 1.5 bowl stainless steel sink with mixer tap, tiled splashbacks, integrated fridge and freezer. Radiator, wood effect flooring and door to utility.



KITCHEN

3/ 3 MARY STREET, SILLOTH

REAR RECEPTION ROOM/UTILITY (9'3 x 6'7) Wood effect flooring, Perspex roof, plumbing for washing machine, storage area and UPVC door to the rear lane.

FIRST FLOOR

LANDING Doors to bedrooms and bathroom. Door to staircase to the attic room.

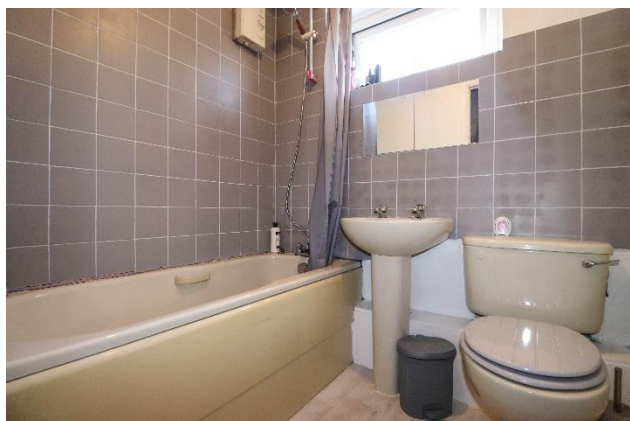
BEDROOM 1 (13'5 max x 12'3 max) Built in storage cupboard also housing the Baxi boiler, radiator and double glazed window.



BEDROOM 1

BEDROOM 2 (10' max x 7'10 max) Radiator, coving to ceiling and double glazed window.

BATHROOM (6' x 5') Three piece suite comprising of shower over panelled bath, WC and wash hand basin. Part tiled walls, wood effect flooring, heated towel rail and double glazed frosted window.



BATHROOM

ATTIC ROOM (14'4 to under eaves x 13'2) Built in under eaves storage, radiator and double glazed Velux window.

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TENURE To be confirmed

COUNCIL TAX To be confirmed

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.

