

Cumbrian

PROPERTIES

Westlands, Newtown, Silloth



Price Region £210,000

EPC-

Detached bungalow | Rural location
1 reception room | 2 bedrooms | Shower room
Gardens and driveway

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2/ WESTLANDS, NEWTOWN, NEAR SILLOTH

A detached two bedroom bungalow situated in the rural village of Newtown which is approximately 5 miles from the coastal town of Silloth, 12 miles from the market town of Wigton, 24 miles to Carlisle and 14 miles to the Lake District National Park. The UPVC double glazed and part electric heated accommodation briefly comprises entrance hallway, lounge, dining kitchen, two bedrooms and shower room. Lawned garden to the front of the property, low maintenance rear garden with drying space and driveway providing off road parking for two vehicles. The property is ideal as a main residence but equally suitable as currently utilised as a second home/holiday home – furniture is available by separate negotiation, if required. Westlands is within walking distance of the beach with fantastic views over to Criffel. Sold with the benefit of no onward chain.

The double glazed and part electric heated accommodation with approximate measurements briefly comprises:

UPVC double glazed door into entrance hallway.

ENTRANCE HALLWAY Loft access, UPVC double glazed rear door and doors to all rooms.

LOUNGE (13'4 x 12' max) Coal effect electric fire with marble back and hearth and wooden surround, coving to ceiling, UPVC double glazed window to the front and side elevations with open views across the countryside.



LOUNGE

KITCHEN (12' max x 12' max) A range of wall and base units with complementary worksurfaces, tiled splashbacks and a stainless steel single bowl sink unit with chrome mixer tap. Free standing electric cooker, plumbing for washing machine and space for fridge/freezer. Airing cupboard, wall mounted electric heater and UPVC double glazed window to the rear with open countryside views.



KITCHEN

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SHOWER ROOM A three piece suite in white comprising electric shower in tiled cubicle, low level WC and pedestal wash hand basin. Wall mounted electric heater, tiled walls and UPVC double glazed frosted window.



SHOWER ROOM

BEDROOM 1 (13' x 12') UPVC double glazed windows to the front and rear elevations with views from the front across open countryside. Wall mounted electric heater and coving to ceiling.



BEDROOM 1

BEDROOM 2 (9'8 x 8'4) UPVC double glazed window, loft access and coving to ceiling.



BEDROOM 2

OUTSIDE To the front of the property is a walled lawned garden with open countryside views and double gates lead to driveway providing off road parking for two vehicles. Low maintenance rear garden enjoying open countryside views.

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REAR GARDEN



VIEW TO THE REAR



VIEW TO THE FRONT

COUNCIL TAX BAND We are informed the property is in tax band C – Allerdale Council.

TENURE We are informed the tenure is Freehold.

SERVICES Mains water and electricity are connected. Drainage to private septic tank.

VIEWING Cumbrian Properties ELA Ltd, 2 Lonsdale St, Carlisle Tel 01228 599940

EPC GRAPH
TO FOLLOW