

Cumbrian Properties

10 Solway Street, Silloth



Price Region **£160,000**

EPC-E

Spacious terraced property | Attic room
30' dining lounge | 3 bedrooms | First floor bathroom
Garage & rear yard | Central location

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A deceptively spacious, mid-terraced property offering three good sized bedrooms, attic room, generous first floor bathroom and a 30' dining lounge. The property is double glazed and gas central heated and briefly comprises entrance hall with good size storage cupboard, dining lounge with gas fire and staircase to the first floor, and a modern kitchen with integrated appliances. To the first floor there are three bedrooms, large airing cupboard providing plenty of storage, and a spacious three piece bathroom. To the second floor is a 19' attic room providing additional storage but could equally be converted to a bedroom. To the front of the property there is on-street parking and the rear of the property has an enclosed walled yard with garage providing off-street parking. Situated within easy walking distance of the schools and shops in Silloth the property provides a spacious family home.

The accommodation with approximate measurements briefly comprises:

Composite front door into entrance hall.

ENTRANCE HALL Door to dining lounge, good size understairs storage cupboard, coving to the ceiling and wood effect flooring.



ENTRANCE HALL

DINING LOUNGE (30'4 max x 11' max) Gas fire, double glazed windows to the front and rear, coving to the ceiling, radiator, staircase to the first floor and door to the kitchen.



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KITCHEN (15' x 7') Fitted kitchen incorporating an electric oven with four ring gas hob and extractor hood above, plumbing for washing machine, stainless steel sink with mixer tap, integrated dishwasher, tiled splashbacks, coving to the ceiling, tile effect flooring, radiator, double glazed window and UPVC door to the rear yard.



KITCHEN

FIRST FLOOR

LANDING Doors to three bedrooms, step down to the bathroom, good size airing cupboard, radiator, coving to the ceiling and staircase to the second floor.

BEDROOM 1 (13'8 max x 8' max) Double glazed window to the front, radiator and coving to the ceiling.



BEDROOM 1

BEDROOM 2 (11'4 x 8'7) Double glazed window to the rear, radiator and coving to the ceiling.



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BEDROOM 3 (10'5 x 5'8) Double glazed window to the front, radiator and coving to the ceiling.



BEDROOM 3

BATHROOM (9'3 x 6'9) Three piece suite comprising shower above panelled bath, WC and wash hand basin. Fully tiled walls, panelled ceiling with spotlights, frosted glazed window, heated towel rail, tiled floor with underfloor heating and illuminated mirror.



BATHROOM

SECOND FLOOR

ATTIC ROOM (19' max x 14'5 max) Lighting, single glazed window and eaves storage.



ATTIC ROOM

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OUTSIDE Enclosed walled rear yard with outside tap and pedestrian access leading to the rear lane and access to the garage which also has vehicular access from the rear lane. On-street parking is available to the front of the property.

GARAGE (17'4 x 8') Power and light.



REAR YARD



REAR YARD & GARAGE

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	