

Cumbrian Properties

106 Skinburness Road, Silloth



Price Region £260,000

EPC-E

Semi detached property | Fantastic seaside views
3 reception rooms | 2 bedrooms | 1 bathroom
Gardens, drive and garage | Refurbished

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

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Situated on a much sought after street and with stunning views over the Solway Firth, this two bedroom semi-detached property has been upgraded to an exceptionally high standard. On entering the property, the spacious entrance hallway welcomes you with a beautiful oak staircase to the first floor, lounge with bay window providing superb sea views, a sitting room/snug with contemporary log effect gas fire, a stunning kitchen with built in quality Neff appliances and a spacious sun room with French doors leading out to the rear garden. To the first floor are two double bedrooms and a four piece modern bathroom. Front lawned garden and a paved driveway providing ample off street parking which leads down the side to a single garage at the rear. Also to the rear of the property is a decked area, lawned area and greenhouse.

The accommodation with approximate measurements briefly comprises:

Entry via composite door into spacious entrance hall.

ENTRANCE HALL (14'3 x 13'10) Oak staircase to the first floor, radiator, coving to ceiling and doors to sitting room, lounge and cloakroom.



ENTRANCE HALL

CLOAKROOM WC with concealed cistern, wash hand basin over vanity unit and heated towel rail.



CLOAKROOM

LOUNGE (18' into bay x 15') Double glazed bay window to the front of the property enjoying fantastic views over the sea. Coal effect electric fire with contemporary wooden surround, two radiators and coving to ceiling.

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LOUNGE

SITTING ROOM/SNUG (15'6 x 14'6) Contemporary log effect gas fire, double glazed window, radiator, door to kitchen, coving to ceiling and opening through to the sun room.



SITTING ROOM / SNUG

KITCHEN (17'4 max x 15'5 max) A white high gloss fitted kitchen with breakfast bar incorporating a 1.5 sink unit with mixer tap, a wine cooler, two electric Neff ovens (one of which has a hideaway oven door), integrated Neff microwave, five burner gas hob with extractor above, integrated fridge and freezer. Washing machine, tumble dryer and dishwasher. Spotlights to ceiling, tile effect flooring, vertical radiator and double glazed window facing the sun room.



KITCHEN

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KITCHEN

SUN ROOM (25'8 x 9') UPVC double glazed French doors to the rear garden, double glazed windows to the side, tile effect flooring, spotlights to ceiling and vertical radiator.



SUN ROOM

FIRST FLOOR Half landing with door to bathroom. Landing with loft access and doors to bedrooms 1 and 2.



LANDING

BATHROOM (11'4 x 7'5) Four piece suite comprising of shower cubicle with water fall shower head, corner bath, wash hand basin over vanity unit and WC with concealed cistern. Fully boarded walls, tile effect flooring, spotlights to ceiling, heated towel rail and double glazed frosted window.

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BATHROOM

BEDROOM 1 (13'10 x 11'6 max) Double glazed window, radiator, double glazed velux and a range of fitted wardrobes.



BEDROOM 1

BEDROOM 2 (10'7 x 10') Double glazed window and radiator.



BEDROOM 2

OUTSIDE Low maintenance front lawned garden with outside water tap and flag stone driveway providing off street parking for up to 4 vehicles. To the rear of the property is a generous size garden with decked area, greenhouse, outside water tap and lawned garden with floral borders. Single garage with power supply.

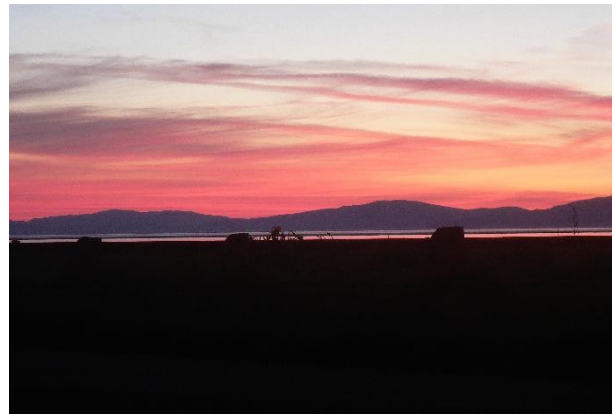
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REAR GARDEN



VIEW OVER THE SOLWAY FIRTH



SUNSET OVER THE SOLWAY FIRTH



SILLOTH LIGHTHOUSE



SILLOTH GREEN

TENURE We are informed the tenure is Flying Freehold

COUNCIL TAX We are informed the property is in tax band C

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.

