

Cumbrian Properties

14 Skinburness Drive, Silloth



Price Region £189,500

EPC-

Mid-link property | Popular seaside location
1 reception room | 3 bedrooms | 1 bathroom
Good size gardens | Off-street parking

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2/ 14 SKINBURNES DRIVE, SILLOTH

An immaculately presented, three bedroom, spacious family home with good size gardens and off-street parking. Situated in a cul-de-sac less than a five minute walk to the sea front of Silloth this double glazed and gas central heated, extended, mid-link property offers a handy entrance porch perfect for pushchairs leading to the entrance hall, extended lounge, 20' dining kitchen with integrated appliances and French doors to the rear garden, two double bedrooms, single bedroom and modern three piece bathroom. Gravelled driveway to the front of the property providing off-street parking for two/three vehicles and to the rear of the property there are extensive gardens incorporating decked seating areas, sandstone patio with pergola, lawn, garden shed, its own power supply and electrical sockets. The property is beautifully presented throughout and would make an ideal family home, first time buy or even for those looking to retire close to the sea front. Silloth is a beautiful seaside location with its own shops, Post Office, church, schools, café bars and of course sea front promenade and beaches.

The accommodation with approximate measurements briefly comprises:

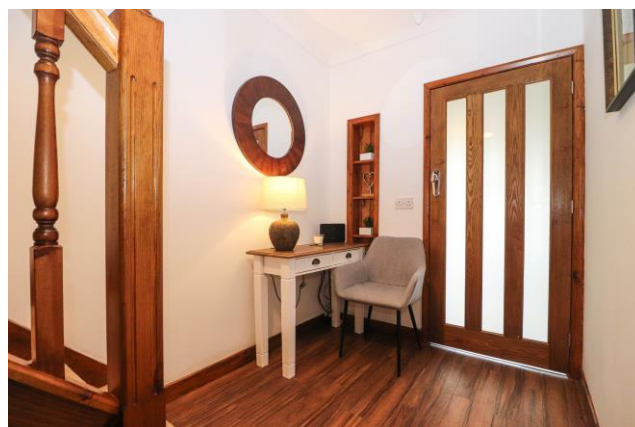
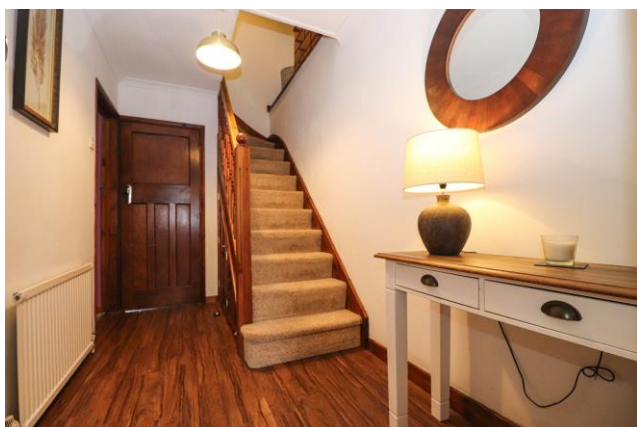
UPVC front door into entrance porch.

ENTRANCE PORCH Tiled flooring, coving to the ceiling, radiator and door to entrance hall.



ENTRANCE PORCH

ENTRANCE HALL Doors to dining lounge and dining kitchen, staircase to the first floor, radiator, coving to the ceiling and wood effect flooring.



ENTRANCE HALL

3/ 14 SKINBURNNESS DRIVE, SILLOTH

DINING LOUNGE (18' max x 14' max) Pebble effect gas fire, double glazed window to the front with radiator below and coving to the ceiling.



DINING LOUNGE

DINING KITCHEN (20'5 x 8') Fitted kitchen incorporating a freestanding electric cooker with extractor hood above, one and a half bowl stainless steel sink with mixer tap, plumbing for washing machine and dishwasher, integrated fridge and freezer, wood effect worksurfaces, wood effect flooring, radiator, cupboard housing the consumer unit, double glazed window and double glazed French doors to the rear garden.



DINING KITCHEN

4/ 14 SKINBURNNESS DRIVE, SILLOTH



DINING KITCHEN

FIRST FLOOR

LANDING Doors to bedrooms and bathroom. Loft access.



LANDING

BEDROOM 1 (13'7 max x 11'7 max) Double glazed window to the front, radiator and built-in storage cupboards.



BEDROOM 1

BEDROOM 2 (14'9 x 8') Double glazed window to the rear, radiator, picture rail, wood effect flooring and Worcester combi boiler.

5/ 14 SKINBURNES ROAD, SILLOTH



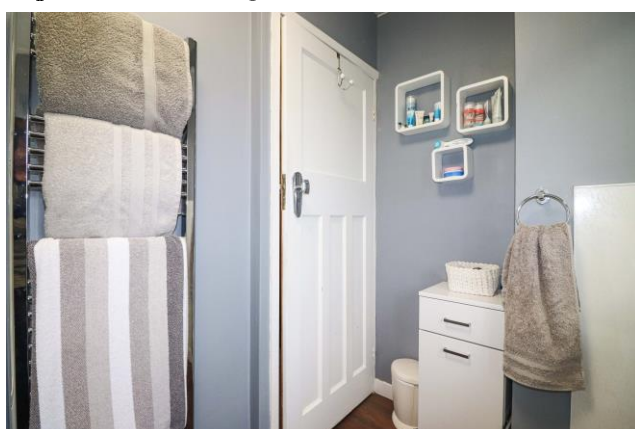
BEDROOM 2

BEDROOM 3 (9'5 x 6'8) Double glazed window to the front with radiator below.



BEDROOM 3

BATHROOM (8'7 x 5'4) Three piece suite comprising shower above panelled bath, vanity unit wash hand basin and WC with concealed cistern. Double glazed frosted window, wood effect flooring, heated towel rail and panelled ceiling.



BATHROOM

6/ 14 SKINBURNNESS DRIVE, SILLOTH

OUTSIDE External sockets and a gravelled driveway to the front providing off-street parking for two/three vehicles. Generous rear garden incorporating a decked seating area, lawn, sandstone patio with pergola and a further seating area. The property benefits from its own external power supply as well as external sockets, outside tap and gated providing pedestrian access to the front of the property.



REAR GARDEN

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.

EPC GRAPH TO FOLLOW

reasons to sell with us...

more than

455

properties listed in our
Carlisle office

more than

390

properties sold from
our Carlisle office

we sold

255

more properties than
our closest competitor

we have over

500

Google reviews with a
4.9/5 Google Rating

*UK Rightmove, Market Share Information
from 31/01/2023 - 31/01/2024, CA1 to CA8

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