

# Cumbrian Properties

## Westlands, Silloth



**Price £240,000**

**EPC-**

Detached bungalow | Newly refurbished  
1 reception room | 2 bedrooms | 1 bathroom  
Stunning open views | Gardens and parking

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## 2/ WESTLANDS, SILLOTH, WIGTON

Situated on the outskirts of Silloth only five minutes from the beach and surrounded by stunning views you will find Westlands, a two bedroom, immaculately presented, high-end bungalow which must be seen to be appreciated. Off the hall is a cosy lounge with log burning stove leading through to the quality kitchen with oak worksurfaces, Belfast sink and integrated appliances. There is a chic shower room and two bedrooms, one with Sharps fitted wardrobes. Every window in this property enjoys a beautiful countryside view. Low maintenance courtyard style side and rear gardens with trellis and trees creating a private area to enjoy the peace and quiet with two garden sheds and driveway providing off-road parking. Adjacent to the property is a further, private and secure garden area which would be ideal for an allotment.

Westlands would be ideally suited to those looking to downsize to a low maintenance property close to the coast and would also make a fantastic holiday home or rental.

The accommodation with approximate measurements briefly comprises:

### Composite front door into entrance hall.

**ENTRANCE HALL** Doors to lounge, bathroom and both bedrooms. Tiled flooring, loft access and UPVC double glazed door to the rear garden.



ENTRANCE HALL

**LOUNGE (13' x 11'8)** Multi fuel stove on a tiled hearth, double glazed windows to the front and side with shutters, oak flooring, coving to the ceiling and door to kitchen.



LOUNGE



### 3/ WESTLANDS, SILLOTH, WIGTON

**KITCHEN (12' x 9'8)** Fitted kitchen with oak worksurfaces incorporating Belfast sink, an electric oven, four ring electric hob with extractor hood above, microwave, fridge freezer, dishwasher and washing machine. Double glazed window to the rear, tiled flooring and coving to the ceiling.



KITCHEN

**SHOWER ROOM (6' x 5'5)** Three piece suite comprising fully tiled shower cubicle, vanity unit wash hand basin and WC with concealed cistern. Frosted window to the rear, heated towel rail and tiled flooring.



SHOWER ROOM

4/ WESTLANDS, SILLOTH, WIGTON

**BEDROOM 2 (9'3 x 8')** Rointe electric heater, double glazed window to the front with shutters, and coving to the ceiling.



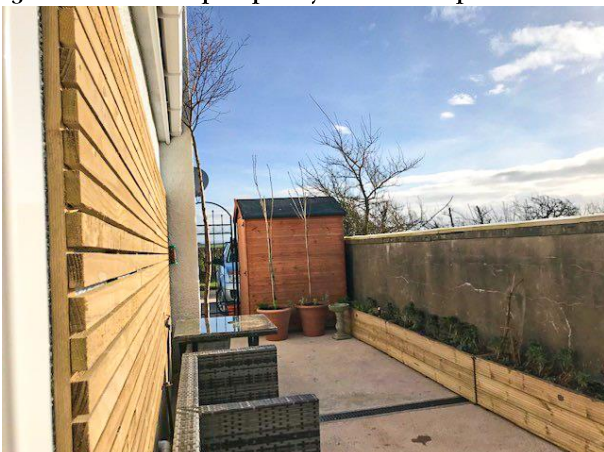
BEDROOM 2

**BEDROOM 1 (12'9 x 11'7)** A range of Sharps fitted wardrobes, double glazed windows to the front and rear with shutters, coving to the ceiling and Rointe electric heater.



BEDROOM 1

**OUTSIDE** Low maintenance courtyard to the front providing a seating area with driveway providing off-road parking. Low maintenance rear garden with two gardens sheds, raised flower beds, external power point, security lighting and water tap. Stunning views to the front and rear. The property benefits from an additional garden area adjacent to the property which is private and secure and would be ideal for an allotment.



COURTYARD



5/ WESTLANDS, SILLOTH, WIGTON



GARDEN



SEPARATE GARDEN



LOCATION



VIEW

## 6/ WESTLANDS, SILLOTH



BEACH VIEWS

**TENURE** We are informed the tenure is Freehold.

**COUNCIL TAX** We are informed the property is 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.