

# Cumbrian Properties

19 Skinburness Drive, Silloth



**Price Region £210,000**

**EPC-D**

Mid terraced property | Seaside location  
2 reception rooms | 3 bedrooms | 1 bathroom  
Generous gardens | Driveway parking

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This three bedroom, two reception room mid terraced property is situated just a stones throw from the sea front of Silloth and is immaculately presented throughout. Off the entrance hall is a spacious lounge, a dining kitchen with integrated appliances and a gorgeous sun room with French doors leading out to the rear garden. To the first floor there are two double bedrooms, a single bedroom/study and a modern three piece bathroom. Driveway parking to the front of the property for two vehicles and the rear enjoys a generous garden incorporating lawn, patio seating area and brick built outhouse. Situated in close proximity to the amenities of Silloth including schools, shops, doctors and the sea front, the property would suit multiple buyers including first time buyers, families and those downsizing.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC door into entrance hall

**ENTRANCE HALL** Staircase to the first floor, radiator, understairs storage cupboard and doors to lounge and dining kitchen.



ENTRANCE HALL

**LOUNGE (14'3 x 11'6)** Coal effect gas fire, radiator and double glazed window to the front of the property.



LOUNGE

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**DINING KITCHEN (17'4 x 8')** Fitted kitchen incorporating an electric oven and four burner gas hob with extractor hood above, plumbing for washing machine, integrated dishwasher, integrated fridge and single bowl stainless steel sink with mixer tap. Double glazed window, wood effect flooring, radiator, built in storage cupboard and double glazed patio doors leading through to the sun room.



DINING KITCHEN

**SUN ROOM (19'9 x 10')** Double glazed French doors leading out to the rear garden, two double glazed velux windows, ceiling spotlights, radiator, wood effect flooring and UPVC door leading to the side of the property.



SUN ROOM

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**FIRST FLOOR LANDING** Loft access and doors to bedrooms and bathroom.

**BEDROOM 1 (13'6 x 11'7)** Double glazed window to the front, radiator and picture rail.



BEDROOM 1

**BEDROOM 2 (13'7 x 8')** Double glazed window to the rear, feature wood panelled wall, radiator and picture rail.



BEDROOM 2

**BEDROOM 3 (9'3 x 7')** Double glazed window to the front, radiator and picture rail.



BEDROOM 3

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**BATHROOM (8'9 x 5'5)** Three piece suite comprising of shower over panelled bath with waterfall shower head, vanity unit wash hand basin and WC with concealed cistern. Part boarded walls, panelled ceiling with spotlights, heated towel rail, tile effect flooring and double glazed frosted window.



BATHROOM

**OUTSIDE** Off street parking to the front of the property for two vehicles. To the rear of the property is a generous lawned garden with a flag stone patio seating area, greenhouse and brick built outhouse with power supply. External electrical sockets and water supply.



REAR GARDEN

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

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

