

Cumbrian Properties

The Garth, Blitterlees, Silloth



Price Region £160,000

EPC-E

Detached bungalow | Close to the Solway coast
1 reception | 2 bedrooms | 2 bathrooms
Attic room | Gardens, parking and garage

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2/ THE GARTH, BLITTERLEES, SILLOTH

This realistically priced, two bedroom, two bathroom detached bungalow with private gardens, driveway and garage offers low maintenance living and is situated close to the amenities of the seaside town of Silloth and the coastal walk at Blitterlees. The double glazed and gas central heated accommodation comprises of entrance porch, lounge, spacious modern dining kitchen with range style cooker, French doors leading out to the rear garden and open stairs to an attic room. Two ground floor bedrooms, utility room, a three piece bathroom and separate wet room. To the first floor there is a large attic space which has been fully boarded with Velux windows and heating. The property has ample off street parking leading up to a garage with power supply and to the rear is a private lawned garden with decked seating area and garden pond.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC door into entrance porch.

ENTRANCE PORCH Double glazed window, radiator, tiled flooring and stable door leading through to the lounge.

LOUNGE (13' max x 11'7 max) Double glazed window to the front, radiator, coving to ceiling, tiled flooring and door to the dining kitchen.



LOUNGE

DINING KITCHEN (15'5 x 15') Fitted kitchen incorporating a Range style cooker with 7 burner gas hob and extractor hood above, brick effect tiled splashback, integrated dishwasher, a 1.5 bowl ceramic sink with mixer tap and space for an American style fridge/freezer. Open staircase to the first floor, coving to ceiling, double glazed window to the rear, tiled flooring, radiator and double glazed French doors leading out to the rear garden. Opening to the rear hallway.

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DINING KITCHEN

REAR HALLWAY Doors to bedrooms, bathroom, wet room and utility room.

BEDROOM 1 (12' x 9') Double glazed window to the front, radiator and coving to ceiling.



BEDROOM 1

UTILITY ROOM (7'9 x 7'6) Plumbing and space for washing machine, space for tumble dryer, combi boiler, radiator, tiled flooring and double glazed window.

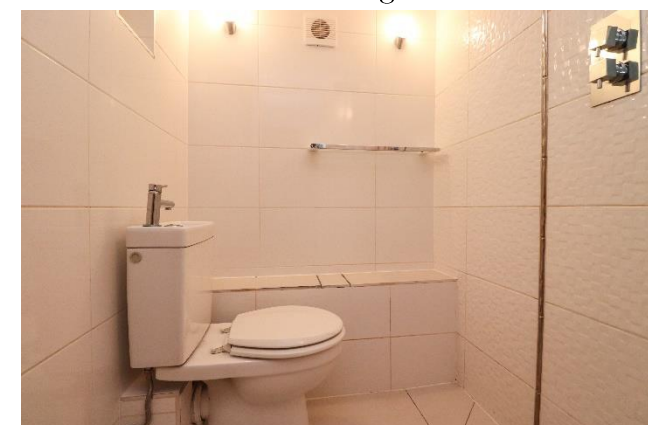
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BEDROOM 2 (11'5 x 9') Double glazed window to the front, radiator, coving to ceiling and loft access.



BEDROOM 2

WET ROOM (5' x 4') Walk in shower cubicle, WC, tiled walls and tiled flooring.



WET ROOM



BATHROOM

ATTIC ROOM (29'7 max x 11' max) Two double glazed Velux windows, radiator and original beams.



ATTIC ROOM

5/ THE GARTH, BLITTERLEES, SILLOTH

OUTSIDE To the front of the property there is a driveway providing off street parking for up to five vehicles leading up to a garage with power supply and external sockets. Rear lawned garden with decked seating area, garden pond and summer house (which is in need of attention).

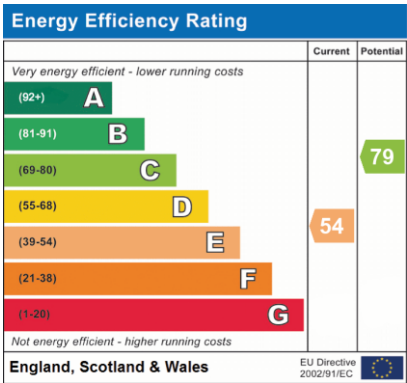


REAR GARDEN

TENURE We are informed the tenure is Freehold

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

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