

PFK

14 Silloth Street, Carlisle, Cumbria CA2 5UR

Guide Price £145,000





LOCATION

Silloth Street is a one way street in a popular residential area close to the city centre, with Sainsburys and the Cumberland Infirmary just a few minutes walk from the front door. Ideally located for the convenience of all that the city has to offer with a regular bus route passing the end of the road.

PROPERTY DESCRIPTION

14 Silloth Street is not only a tarden offering spacious living accommodation, it has a two tier garden and a huge garage / workshop with electric door and secure access to the rear.

This superb family home offers spacious rooms with high ceilings and to the ground floor you have an entrance hallway and a large open plan living dining room with open fire, a traditional galley style kitchen, plus a utility cloakroom WC. To the first floor are two double bedrooms and a four piece family bathroom. There is also a converted attic bedroom with custom built in beds and an abundance of storage.

Externally, from the front you have a large gated access that provides great off street access to store your bins out of the way which leads through a secure gate into the lower courtyard area. There are steps up to the upper garden level and this in turn leads up to the pedestrian access door into the garage and workshop, complete with large inspection pit. The garage has an electric door and further pedestrian door that open out to the private road behind, with secure bollard access to the garage being accessible by only 2 other neighbouring properties.

ACCOMMODATION

Entrance

Composite front door with glazed toplight, leading into the entrance vestibule with open archway into the main hall;

Main Hall

With cornice, dado rail, radiator, stairs to first floor and door leading into:

Rear Reception Room

4.79m x 3.73m (15' 9" x 12' 3")

With double glazed window to the rear aspect, cornice, ceiling rose, laminate flooring, door to the understairs storage cupboard, door to the kitchen, gas fire, large open archway into front reception room.

Front Reception Room

3.62m x 3.59m (11' 11" x 11' 9")

With the continuation of the laminated floor, open fire, double glazed window to the front aspect, cornice, ceiling rose.

Kitchen

3.51m x 2.13m (11' 6" x 7' 0")

Traditional style galley kitchen with a range of wall and base units with laminated worktops and tiled splashbacks, six-ring gas hob, round stainless steel sink and separate drainer unit with mixer tap, double stainless steel integrated gas oven and eye level grill, inset spotlights, exposed beams, double glazed window to the rear aspect, open archway to the rear hall.

Rear Hall

With space for a free-standing American style fridge-freezer, glazed door to the rear garden and door to utility/W.C.

Utility/W.C.

2.13m x 1.65m (7' 0" x 5' 5")

Double glazed window to the rear, W.C., wash-hand basin, wall mounted Worcester boiler, space and plumbing for washing machine, base units and laminated worktops, space for tumble dryer stacked above the washing machine, inset spotlights, radiator.

FIRST FLOOR

Landing

Double glazed window to the rear elevation, radiator, stairs to attic bedroom and doors off to:

Bedroom 1

4.61m x 2.80m (15' 1" x 9' 2")

Double glazed window to the rear elevation, radiator.

Bedroom 2

4.21m x 3.64m (13' 10" x 11' 11")

Double glazed window to the front elevation, radiator, full wall of built-in wardrobes.

Bathroom

2.74m x 2.53m (9' 0" x 8' 4")

Double glazed window to the rear elevation, radiator, bath, pedestal wash-hand basin, W.C. and double walk-in shower cubicle.

SECOND FLOOR

Bedroom 3

4.84m x 3.91m (15' 11" x 12' 10") including restricted head height

Three Velux roof lights, radiator, built-in storage cupboards, three built-in single bed units, door into large additional eaves storage space.

EXTERNALLY

Gardens and Parking

To the front of the property there is a shared double width gate leading to the lane to the side of the property, on-street parking with residents parking permit, securely locked gate from the lane into the private courtyard garden, large courtyard patio area with steps leading up to the raised garden area with steps leading up to the garage.

Garage

6.05m x 5.88m (19' 10" x 19' 3")

An electric roller door providing vehicular access, steps down to an inspection pit which is fully covered by planks, pedestrian access door, double glazed window looking back into the rear garden, power, light and water. The vehicle access is behind Silloth Street with secured bollard access which is a no-through road with access only for this property and two neighbouring properties.

ADDITIONAL INFORMATION

Tenure & EPC

Tenure - Freehold

EPC - D

Referrals & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

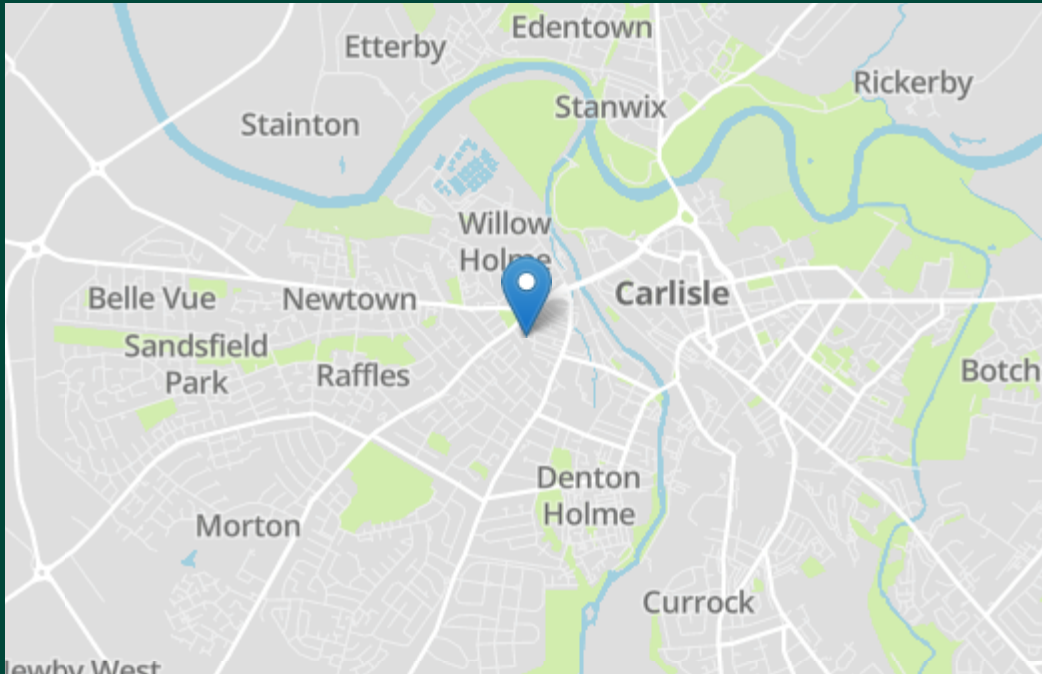
Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.


Council Tax: Band A

Viewing: Through our Carlisle office, 01228 558 666.

Directions: 14 Silloth Street can be located with the postcode CA2 5UR and identified by a PFK For Sale board. Alternatively by using What3Words: ///wins.grades.pipes





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<small>EU Directive 2002/91/EC</small> 		
England, Scotland & Wales		

