

# Cumbrian Properties

15 Links Close, Silloth



**Price Region £185,000**

**EPC-C**

Semi-detached house | Seaside location  
1 reception room | 3 double bedrooms | 1 bathroom  
Parking for 3 cars | Gardens

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## 2/ 15 LINKS CLOSE, SILLOTH

A three double bedroom, semi-detached property with a spacious 25'8 lounge and 17' dining kitchen, front and rear gardens and parking for three vehicles situated within easy walking distance of the amenities of Silloth. The double glazed and gas central heated accommodation briefly comprises of entrance hall, dining lounge with French doors leading out to the rear garden, spacious kitchen and a ground floor double bedroom. To the first floor there are two further double bedrooms and a modern three piece shower room. Externally the property benefits from off street parking for three vehicles along with a low maintenance front garden and a rear lawned garden with brick built outhouse and greenhouse. The property would suit multiple buyers including first time buyers, families and those looking to downsize.

The accommodation with approximate measurements briefly comprises:

### **Composite door into entrance hall**

**ENTRANCE HALL** Radiator, coving to ceiling and oak doors leading to the dining lounge, dining kitchen and ground floor bedroom.

**DINING LOUNGE (25'8 max x 11' max)** Double glazed French doors leading out to the rear garden, stove effect electric fire, two radiators, coving to ceiling, part wood panelled ceiling, staircase to the first floor and double glazed window to the front.



DINING LOUNGE

**DINING KITCHEN (17' max x 13'3 max)** Fitted kitchen incorporating a free standing electric oven and grill, plumbing for washing machine, four burner hob with extractor hood above, space for tumble dryer, a 1.5 bowl sink unit with mixer tap and tiled splashbacks. Pantry, Worcester combi boiler, coving to ceiling, wood effect flooring, radiator, three double glazed windows and door to the rear garden.



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**BEDROOM 3 (13' max x 8' max)** Double glazed windows to the front, radiator and double glazed Velux window.



BEDROOM 3

**FIRST FLOOR LANDING** Overstairs storage cupboard, loft access and doors to bedrooms and bathroom.

**BEDROOM 1 (17' max x 9'7 max)** Double glazed windows to the front and side elevations, radiator and built in storage cupboard.



BEDROOM 1

**BEDROOM 2 (17' max x 11' max)** Double glazed window to the front and radiator.



BEDROOM 2

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**SHOWER ROOM (7' x 5'4)** Three piece suite comprising of a fully boarded shower cubicle, wash hand basin and low level WC. Panelled ceiling with spotlights, tile effect flooring, radiator and double glazed frosted window.



SHOWER ROOM

**OUTSIDE** To the front of the property there is a low maintenance garden and off street parking for three vehicles. Low maintenance rear lawned garden with raised flower beds, outside water supply and brick built outhouse. Greenhouse and a gate 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 in tax band B

**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.