

Cumbrian Properties

41 Waver Street, Silloth



Price Region £155,000

EPC-C

Bay fronted terraced property | Seaside location
2 reception rooms | 3 bedrooms | 1 bathroom
No onward chain | Rear yard and garage

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2/ 41 WAVER STREET, SILLOTH

A three bedroom, two reception room, bay fronted terraced property with first floor bathroom, yard and garage situated in the seaside location of Silloth. This double glazed and gas central heated traditional terraced property, which has been lovingly cared for throughout, has a welcoming entrance hall with oak staircase leading to an open plan sitting room with glazed doors to the bay fronted lounge. Door to ground floor cloakroom and opening into the spacious kitchen with access to the rear yard. To the first floor are there are two double bedrooms, single bedroom/office and a four piece family bathroom. Externally the property has a generous rear yard leading to a single garage with power supply and electric door. Pedestrian access gate leading to rear lane where further residents parking is available. Low maintenance forecourt with views towards the town centre, the Solway and Criffel. Situated in an ideal location within close proximity to the amenities of Silloth and just a short walk to the sea front. This property would appeal to multiple buyers including families, first time buyers and those downsizing. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC door into entrance hall

ENTRANCE HALL Oak staircase to the first floor, wood effect flooring, radiator, dado rail, picture rail and cupboard housing the electricity meter. Door to sitting room.



ENTRANCE HALL

SITTING ROOM (13'9 max x 11'3) Coal effect gas fire, sliding glazed doors leading through to the lounge, wood effect flooring, radiator, ceiling rose, picture rail and double glazed window. Door to inner hallway and opening into the kitchen area.



SITTING ROOM

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INNER HALLWAY Understairs storage cupboard and door to cloakroom.

CLOAKROOM Two piece suite comprising WC and wash hand basin. Radiator, part tiled floors, wood effect flooring and double glazed frosted window.



CLOAKROOM

LOUNGE (14'8 max into bay x 10'4 max) Double glazed bay window to the front of the property, radiator, coal effect gas fire, wood effect flooring, picture rail and ceiling rose.



LOUNGE



KITCHEN (11'3 max x 9'10 max) Fitted kitchen incorporating an electric oven, grill and four burner electric hob with extractor hood above. Plumbing for washing machine, integrated dishwasher, stainless steel with mixer tap, tiled splashbacks and an Ideal combi boiler. Two double glazed windows, wood effect flooring and UPVC door to the rear garden.



KITCHEN

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FIRST FLOOR LANDING Original glazed sky lantern loft access and doors to all bedrooms and bathroom.



LANDING

BEDROOM 1 (12'10 x 10'5 max) Double glazed window to the front, radiator, coving to ceiling and picture rail.



BEDROOM 1

BEDROOM 2 (11'3 x 10'5 max) Double glazed window to the rear, radiator, coving to ceiling and picture rail.



BEDROOM 2

BATHROOM (8'2 x 5'7) Four piece suite comprising of walk-in shower cubicle, panelled bath, wash hand basin and WC. Double glazed frosted window, part tiled walls and radiator.

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BATHROOM

BEDROOM 3 (6'6 x 5'6) Double glazed window to the front, radiator, coving to ceiling and picture rail.

OUTSIDE Low maintenance front forecourt. To the rear of the property is a generous size yard leading to a single garage with power supply and electric controlled door. Outside water tap and gate providing pedestrian access to the rear of the property where there is further residents parking available.



REAR YARD



GARAGE



ADDITIONAL PARKING

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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.

