

Cumbrian Properties

5 Church Terrace, Silloth



Price Region **£265,000**

EPC-D

Period terraced townhouse | Popular seaside location
2 reception rooms | 6 bedrooms | 2 bathrooms
Modern kitchen & utility | Garden & garage

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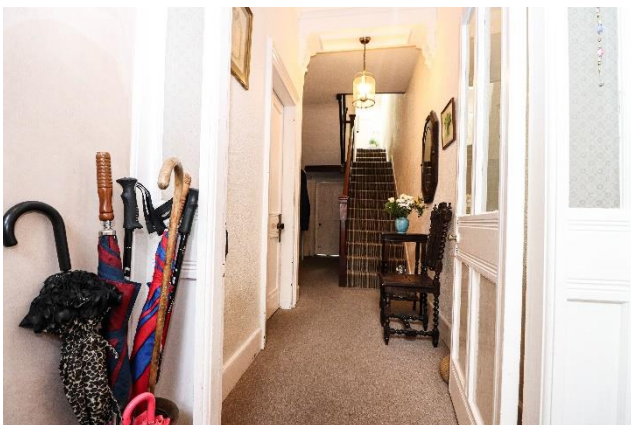
This exceptional, period, terraced townhouse is set over three floors and offers six bedrooms, two reception rooms and two bathrooms situated on a pretty street in the centre of Silloth with views over the church and towards the sea front. The property has an abundance of character throughout with original doors, coving and cornice and offers a substantial family home. The double glazed and gas central heated accommodation briefly comprises vestibule leading to the entrance hall, bay fronted lounge with sash window & gas fire, rear dining room with original built-in storage, modern dining kitchen with quality integrated Neff appliances and a separate utility room leading to the ground floor shower room. A split level landing on the first floor offers two double bedrooms with an original decorative fireplace, sash window and stunning views to the master bedroom, two single bedrooms and a light and airy spacious bathroom with separate cloakroom. To the second floor there are two further bedrooms, both with Velux window and eaves storage and stunning views from the front bedroom. Externally there is a low maintenance front forecourt and a generous rear garden laid to artificial turf with raised flower beds and excellent storage facilities in the garage which has its own power supply, and a brick-built outhouse. The property is located within easy walking distance of amenities of Silloth including shops, cafes, schools, Post Office and stunning walks across the green and promenade.

The accommodation with approximate measurements briefly comprises:

Composite front door into vestibule.

VESTIBULE Cupboard housing the fusebox and electric meter, original coving to the ceiling, feature stained glass panel and glazed door into the entrance hall.

ENTRANCE HALL Doors to lounge, sitting room and dining kitchen. Staircase to the first floor, radiator, original coving and cornice to the ceiling, and understairs storage cupboard.



ENTRANCE HALL

LOUNGE (17' max into bay window x 13'5 max) Double glazed sash bay window to the front, coal effect gas fire, built-in shelving and storage, coving to the ceiling and radiator.

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LOUNGE

DINING KITCHEN (20'5 max x 8'7 max) Fitted kitchen incorporating a Neff electric oven, grill, microwave and coffee machine. Integrated fridge and freezer, four ring electric hob with extractor hood above, plumbing for dishwasher, one and a half bowl undermounted sink unit with mixer tap and waste disposal, under counter lighting and breakfast bar. Two double glazed windows, radiator, UPVC door to the rear garden and door to utility room.



DINING KITCHEN

DINING ROOM (13'7 x 11'6) Double glazed window to the rear, built-in shelving and storage, radiator and picture rail.

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DINING ROOM

UTILITY ROOM Plumbing for washing machine, sink unit with mixer tap, wall and base units, frosted window and double glazed window, tiled flooring and door to shower room.

SHOWER ROOM (6'6 max x 3') Two piece suite comprising fully tiled walk-in shower cubicle and WC with concealed cistern. Part tiled walls, tiled flooring, extractor fan and frosted window.



UTILITY ROOM



SHOWER ROOM

FIRST FLOOR

SPLIT LEVEL LANDING Doors to bathroom, cloakroom and bedroom 4.

BATHROOM (7'5 x 7') Three piece suite comprising panelled bath, wash hand basin and walk-in shower cubicle. Built-in storage, frosted window, part tiled walls and radiator.



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CLOAKROOM WC and double glazed window.

BEDROOM 4 (9' x 5'6) Built-in wardrobe, double glazed window to the rear, radiator and picture rail.



BEDROOM 4

LANDING Doors to bedrooms 1,2 and 3 and staircase to the second floor.

BEDROOM 1 (14'5 x 11' max) Double glazed sash window to the front, original decorative fire, coving to the ceiling, ceiling rose and radiator.



BEDROOM 1

BEDROOM 2 (13'7 x 11'4 max) Double glazed window to the rear, radiator and built-in storage.



BEDROOM 2

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BEDROOM 3 (10' x 6'7) Double glazed sash window to the front and radiator.

SECOND FLOOR

LANDING Double glazed Velux window, doors to bedrooms 5 and 6.

BEDROOM 5 (11'9 x 8'6) Double glazed Velux window with views over the church towards the Solway. Radiator and eaves storage.



BEDROOM 5

BEDROOM 6 (12' x 8'4) Double glazed Velux window, radiator and eaves storage.



BEDROOM 6

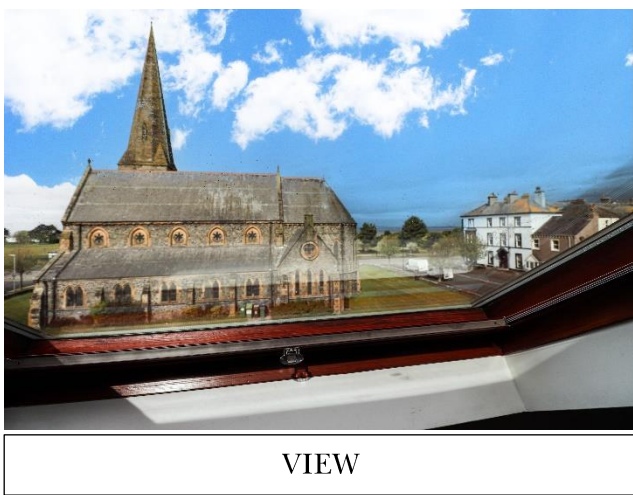
OUTSIDE Paved front forecourt overlooking the church. Generous rear garden laid to artificial turf with outside tap, brick-built outhouse and garage.

GARAGE Power and light.

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REAR GARDEN



VIEW

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

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band B.

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