

Cumbrian Properties

6 Beaconsfield Terrace, Silloth



Price Region £105,000

EPC-D

Terraced property | Seaside town location
2 reception rooms | 2 bedrooms | GF bathroom
Rear yard | No chain | Fantastic views

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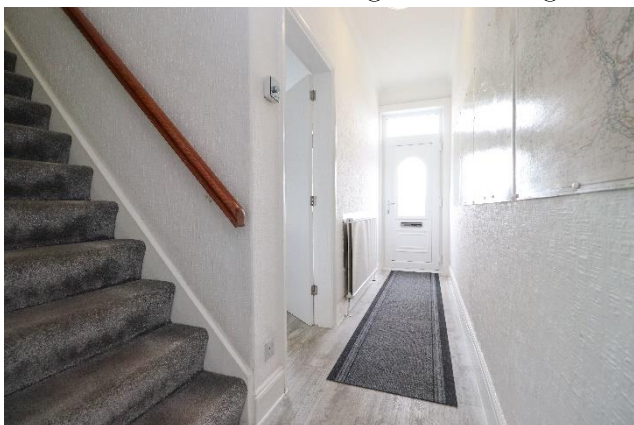
2/ 6 BEACONSFIELD TERRACE, SILLOTH

This immaculately presented two double bedroom, two reception room terraced property enjoys fantastic views over Silloth Golf Course towards Criffel. Fully double glazed and with a recently fitted combi boiler, the property is neutrally decorated throughout and comprises of entrance hall, lounge, sitting room with fitted storage leading through to a modern kitchen and a three piece bathroom. To the first floor there are two double bedrooms both with fitted storage and fantastic views from the front bedroom over to Criffel. Externally the property has street parking available to the front and a private rear yard laid to artificial turf with pedestrian access leading to a rear lane where there is additional parking available on a first come, first served basis. This property is ready to move into and would suit multiple buyers being situated within walking distance to the town centre and all amenities. Sold with the benefit of no onward chain. Furnishings available for sale by separate negotiation.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC door into entrance hall.

ENTRANCE HALL Staircase to the first floor, wood effect flooring, coving to ceiling, radiator and doors to lounge and sitting room.



ENTRANCE HALL

LOUNGE (11'6 x 11' max) Double glazed window to the front enjoying an open aspect and views across the golf course. Radiator, coving to ceiling and wood effect flooring.



LOUNGE

3/ 6 BEACONSFIELD TERRACE, SILLOTH

SITTING ROOM (14'8 max x 10'9 max) Double glazed window to the rear, a good size understairs storage cupboard, recently fitted combi boiler, coving to ceiling, radiator and opening into the kitchen.



SITTING ROOM

KITCHEN (10'6 x 5'9) Fitted kitchen incorporating an electric oven and four burner hob, integrated fridge, extractor fan and plumbing for washing machine. Breakfast bar, tile effect flooring, double glazed window, small step down to door to the bathroom and UPVC door to the rear yard.



KITCHEN

BATHROOM (5'10 x 5'9) Three piece suite comprising of shower over panelled bath, wash hand basin and WC. Part tiled walls, radiator and double glazed frosted window.



BATHROOM

4/ 6 BEACONSFIELD TERRACE, SILLOTH

FIRST FLOOR LANDING Doors to bedrooms.

BEDROOM 1 (14'8 max x 10'10 max) Step up to bedroom door. Double glazed window to the front with fantastic views over the golf course and towards Criffel, radiator, coving to ceiling and wood effect flooring. Walk-in wardrobe area with access to a boarded loft space with drop down ladder.



BEDROOM 1



VIEW FROM BEDROOM 1

BEDROOM 2 (14'8 max x 10'9) Step up to bedroom door. Double glazed window to the rear, radiator, coving to ceiling, wood effect flooring and built in storage.



BEDROOM 2

5/ 6 BEACONSFIELD TERRACE, SILLOTH

OUTSIDE To the front of the property there is on street parking. Enclosed and private rear yard laid to artificial turf with gate providing pedestrian access to the rear of the property where there is also parking available.



YARD

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in tax band A. Currently this amounts to £1,640.07 for the (10month) year.

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.

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 85 |
| (69-80) C | | |
| (55-68) D | 65 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |

reasons to sell with us...

more than

455

properties listed in our
Carlisle office

more than

390

properties sold from
our Carlisle office

we sold

255

more properties than
our closest competitor

we have over

500

Google reviews with a
4.9/5 Google Rating

*UK Rightmove, Market Share Information
from 31/01/2023 - 31/01/2024, CA1 to CA8

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on your high street

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