

# Cumbrian Properties

287 Skinburness Road, Silloth



**Price Region £250,000**

**EPC-**

Detached bungalow | Fantastic corner plot  
1 reception room | 4 bedrooms | No onward chain  
Double garage & drive | Seaside location

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## 2/ 287 SKINBURNESS ROAD, SILLOTH

This double glazed and gas central heated, four bedroom, detached bungalow is positioned on an exceptional corner plot with generous wrap-around gardens, plenty of off-street parking and double garage. Located just a stone's throw from the sea the property offers spacious rooms, plenty of storage and a peaceful location. Off the entrance hall is a generous dining lounge with large double glazed windows flooding the room with light, leading onto the kitchen and conservatory. There are four good size bedrooms – all with fitted storage, and a four piece neutral bathroom. The current footprint works fantastically well but there is potential to create both en-suite bathrooms and a large dining kitchen in addition to the spacious grounds providing the potential to extend (subject to planning permission). The wrap-around lawned gardens provide plenty of space for outdoor entertaining, children/pets play area and vegetable gardens. There is plenty of off-street parking on the gravelled driveway with a 17' double garage with electric door. The property would suit those looking for single storey accommodation and would also make a fantastic spacious family home. Located in the seaside town of Skinburness where local amenities include schools, shops and Post Office, doctors' surgery and of course, Silloth Green and promenade. Sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

**UPVC front door into entrance hall.**

**ENTRANCE HALL** Doors to dining lounge, bedrooms and bathroom. Three built-in cloaks cupboards – one housing the gas warm air central heating boiler and one housing the water cylinder, and loft access.

**DINING LOUNGE (25' max x 16' max)** Coal effect electric fire in a slate fireplace, double glazed windows to the front and rear, coving to the ceiling and door to kitchen.



DINING LOUNGE

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**KITCHEN (11'6 max x 10' max)** Fitted kitchen incorporating an electric oven, four ring gas hob with extractor hood above, plumbing for washing machine and dishwasher, one and a half bowl stainless steel sink with mixer tap, brick effect tiled splashbacks, under counter lighting, ceiling spotlights, double glazed window to the rear, tiled flooring and UPVC door to the conservatory.



KITCHEN

**CONSERVATORY (16'4 x 8'5)** Glazed windows, Perspex roof and sliding door to the rear garden.



CONSERVATORY

**BEDROOM 1 (14' x 9'4)** Two built-in wardrobes and double glazed window to the front.



BEDROOM 1

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**BEDROOM 2 (11'6 x 10')** Two built-in wardrobes, double glazed window to the rear and coving to the ceiling.



BEDROOM 2

**BATHROOM (9'6 max x 8'6 max)** Four piece suite comprising shower cubicle, panelled bath, wash hand basin and WC. Part tiled walls, ceiling spotlights, two frosted glazed windows, tiled flooring and heated towel rail.



BATHROOM

**BEDROOM 3 (9'5 x 9')** Built-in wardrobe and double glazed window to the front.

**BEDROOM 4 (11'7 x 7'4)** Double glazed window to the rear and coving to the ceiling.



BEDROOM 4

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**OUTSIDE** Generous lawned wrap-around gardens bordered by mature trees and shrubs providing privacy. A gravelled driveway provides off-street parking for several vehicles and leads to the double garage. To the rear of the property there are further lawned gardens and a pleasant patio seating area, vegetable garden, garden shed, external water supply and access into the garage.

**DOUBLE GARAGE (17'8 x 17')** Recently fitted electric garage door, power and water supply, wash hand basin and external WC.



FRONT OF THE PROPERTY



REAR OF THE PROPERTY

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**TENURE** We are informed the tenure is Freehold.

**COUNCIL TAX** We are informed the property is Tax Band D.

**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.



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