



## 6 Burnswark Terrace, Solway Street

Silloth, CA7 4EF

Guide Price £115,000



- No Onward Chain
- Located Centrally within Silloth
- Large Living/Dining Room plus Kitchen
- Three-Piece Family Bathroom
- On-Street Parking

- Renovation Opportunity with Huge Potential
- Spacious End-Terrace House
- Four Bedrooms over Two Floors
- Enclosed Rear Yard plus Front Forecourt
- EPC - D

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NO CHAIN – Positioned in the heart of Silloth, this spacious four-bedroom end-terrace house presents an exciting opportunity for developers or buyers seeking a home with excellent potential to improve and personalise. Offering generous internal accommodation, the property includes an open-plan living/dining room, kitchen, family bathroom, and four bedrooms set across the first and second floors, providing flexible space to suit a variety of needs. Enjoying a highly convenient town-centre setting just moments from the Solway coastline and within easy reach of local amenities, this is a property with plenty to offer. Contact Hunters today to arrange your viewing.

#### Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - D and Council Tax Band - A.

Silloth is a charming Victorian seaside town on the Solway Coast, celebrated for its wide cobbled main street, expansive village green, and scenic promenade with uninterrupted views across the Solway Firth towards the hills of southern Scotland. The town offers a welcoming community atmosphere and a variety of local amenities, including independent shops, cafés, restaurants, and leisure facilities. Outdoor enthusiasts can enjoy beautiful coastal walks, nature trails, and cycling routes, as well as the renowned Silloth on Solway Golf Club, recognised as one of the best links courses in the UK. The surrounding area is rich in wildlife, with nearby nature reserves providing excellent opportunities for birdwatching and photography. Perfectly positioned for exploring the West Coast of Cumbria and the Lake District National Park, Silloth combines natural beauty, heritage charm, and excellent accessibility, making it a delightful place to live, visit, or invest in.

## GROUND FLOOR:

### VESTIBULE

Entrance door from the front, internal door to the hallway, and tiled flooring.

### HALLWAY

Internal doors to the living/dining room and kitchen, radiator, and stairs to the first floor landing with an under-stairs cupboard.

### LIVING/DINING ROOM

Double glazed window to the front aspect, double glazed window to the rear aspect, radiator, and a fireplace with electric stove.

### KITCHEN

Radiator, double glazed window to the rear aspect, and an external door to the rear yard.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor hallway, stairs up to the second floor bedroom, internal doors to three bedrooms and bathroom, radiator, built-in cupboard with wall-mounted gas boiler internally, and an obscured double glazed window.

### BEDROOM ONE

Double glazed window to the rear aspect, and a radiator.

### BEDROOM TWO

Double glazed window to the front aspect, radiator, and a decorative fireplace.

### BEDROOM THREE

Double glazed window to the front aspect, and a radiator.

### BATHROOM

Three piece suite comprising a WC, pedestal wash basin and a p-shaped bath with mains shower over. Fully-tiled walls, tiled flooring, chrome towel radiator, recessed spotlights, and an obscured double glazed window.

## SECOND FLOOR:

### BEDROOM FOUR

Stairs up from the first floor landing, radiator, loft-access point, and two double glazed Velux windows.

### EXTERNAL:

To the front of the property is a small forecourt garden area, with an enclosed yard with gate to the rear lane. A private external store is accessible from the rear lane. Parking is available on-street.

## WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - bracelet.intruding.goggles

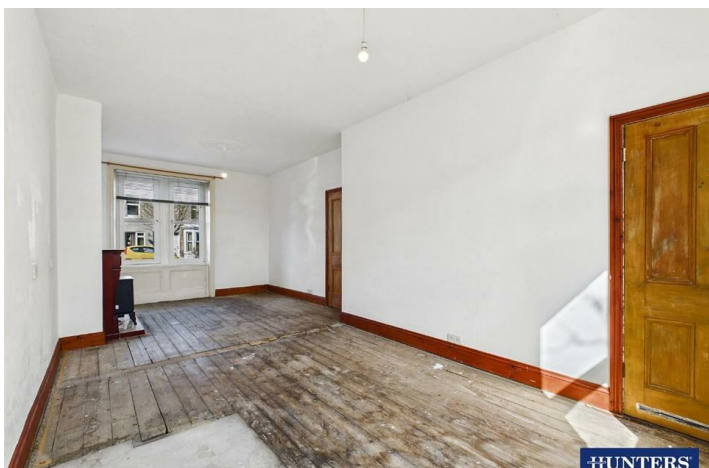
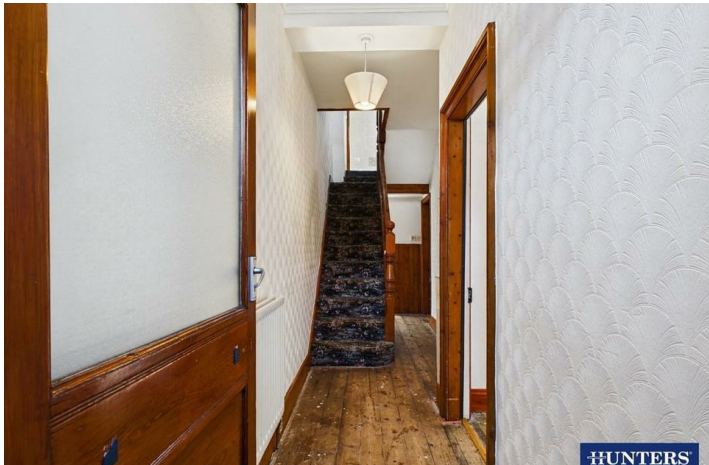
## AML DISCLOSURE:

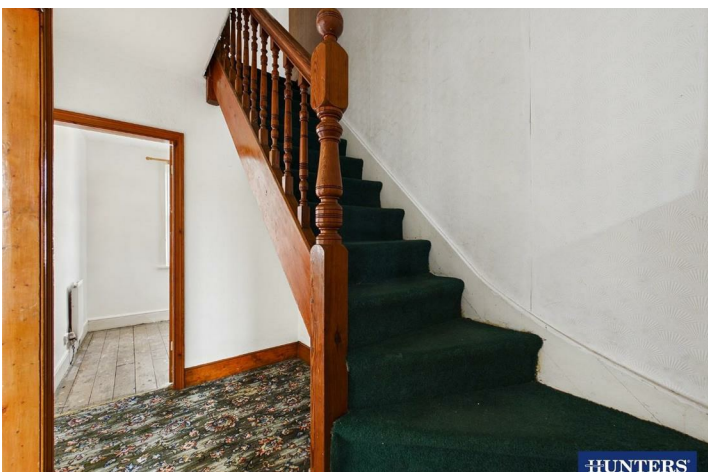
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

## AGENTS NOTE:

The yard at the rear is currently unregistered.

# Floorplan

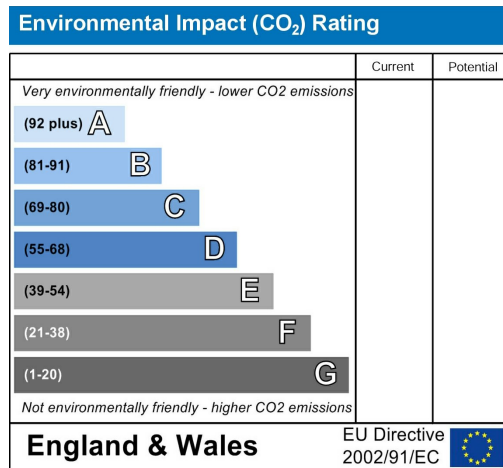
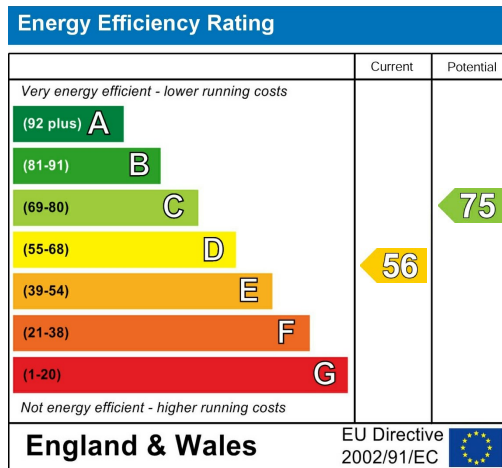






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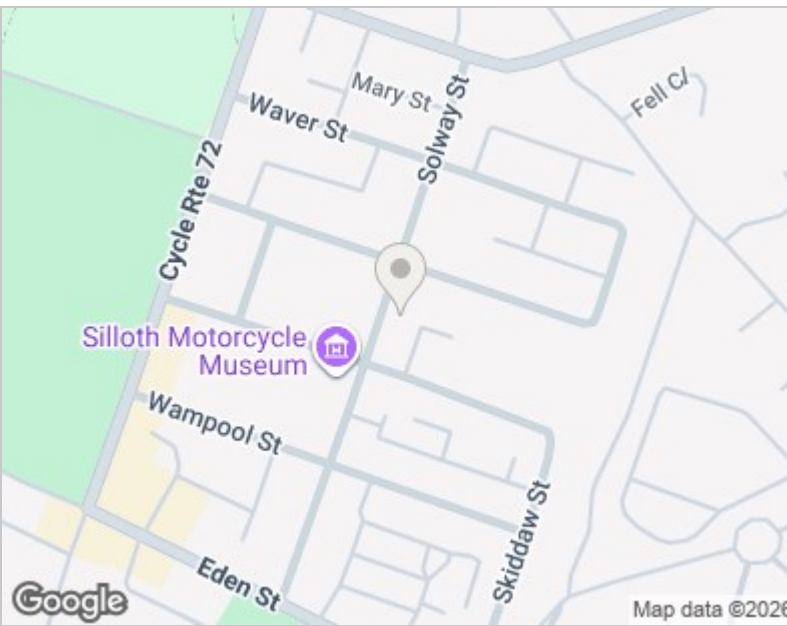
## Energy Efficiency Graph



## Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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HERE TO GET YOU THERE

Tel: 01228 584249



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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