



## New Street

Silloth, Wigton, CA7 4AT

Guide Price £135,000



- Mid-Terraced House
- Located Centrally within Silloth
- Modern Kitchen with Integrated Appliances
- Two Double Bedrooms, One with Luxurious En-Suite
- Ample On-Street Parking
- Immaculately Presented Throughout
- Spacious Living Room with Wood-Burning Stove
- Contemporary Ground-Floor Bathroom
- Enclosed Low-Maintenance Rear Yard
- EPC - C

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Immaculately presented throughout, this modern two-bedroom mid-terraced home is ideally situated on a quiet street in the heart of Silloth. Thoughtfully upgraded throughout, the property features a light-filled living room with a charming wood-burning stove, a gorgeous kitchen with integrated appliances and an adjoining utility area, and a stylish ground floor bathroom. Upstairs, there are two generously sized double bedrooms, one of which boasts a luxurious en-suite shower room. Externally, the rear yard provides a pleasant space for outdoor enjoyment, while ample on-street parking is available to the front. A superb home suited to a range of buyers, contact Hunters today to arrange your viewing.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises a living room, kitchen, rear hall and bathroom to the ground floor with a landing, two bedrooms and en-suite to the first floor. Externally there is on-street parking to the front and an enclosed rear yard. EPC - C and Council Tax Band - A.

Located only moments away from the heart of Silloth town which boasts its pretty cobbled main street, picturesque village green and promenade all enjoying the stunning Solway Firth and seascape views beyond. This home is perfectly placed for accessing the many local amenities Silloth has to offer, including local shops, cafes and entertainment facilities. Minutes away from beautiful coastal walks, Silloth on Solway Golf Club around the corner and the West Coast of Cumbria and the Lake District down the road, are some of the many local attractions to enjoy.

## GROUND FLOOR:

### LIVING ROOM

Entrance door from the front, internal door to the kitchen, radiator, wood-burning stove set within the chimney breast and a double glazed window to the front aspect.

### KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated electric oven, gas hob, extractor unit, integrated fridge freezer, integrated dishwasher, 'LAMONA' one and a half bowl sink with mixer tap, recessed spotlights, under-counter lighting, plinth spotlights, radiator, double glazed window to the rear aspect, internal door to the utility/hall and stairs up to the first floor landing and a small under-stairs cupboard.

### UTILITY/HALL

Fitted worksurface, space and plumbing for a washing machine, wall-mounted gas boiler, recessed spotlights, internal door to the bathroom and an external door to the rear yard.

### BATHROOM

Comprising a 2-in-1 WC and wash hand basin unit and a bath with electric shower over. Part-tiled walls, tiled flooring, chrome towel radiator, LED mirror, recessed spotlights, extractor fan and an obscured double glazed window.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor kitchen, internal doors to two bedrooms, and a loft-access point.

### BEDROOM ONE & EN-SUITE

Bedroom:

Double glazed window to the rear aspect, double glazed Velux window, recessed spotlights, radiator and an internal door to the en-suite.

En-Suite:

Three piece suite comprising a WC, vanity wash basin and corner shower enclosure benefitting a

mains shower with rainfall shower head. Part-tiled walls, chrome towel radiator, LED mirror, recessed spotlights, extractor fan and a double glazed Velux window.

### BEDROOM TWO

Double glazed window to the front aspect and a radiator.

### EXTERNAL:

Rear Yard:

Benefitting an access gate to the rear lane, external cold water tap and external electricity socket.

Parking:

On-street parking is available to the front within New Street.

### WHAT3WORDS

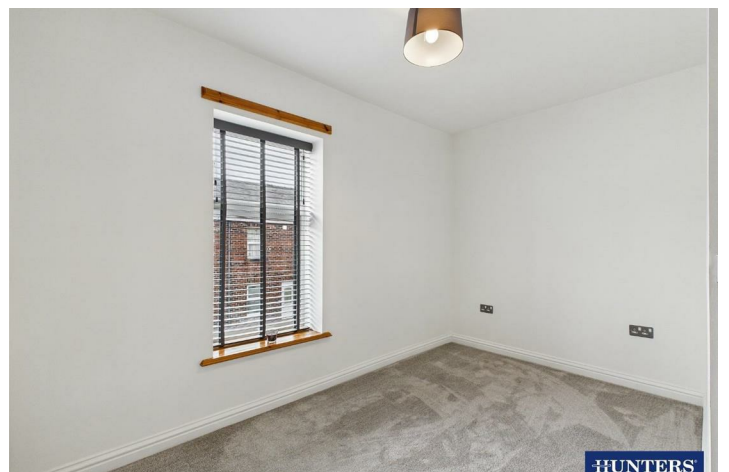
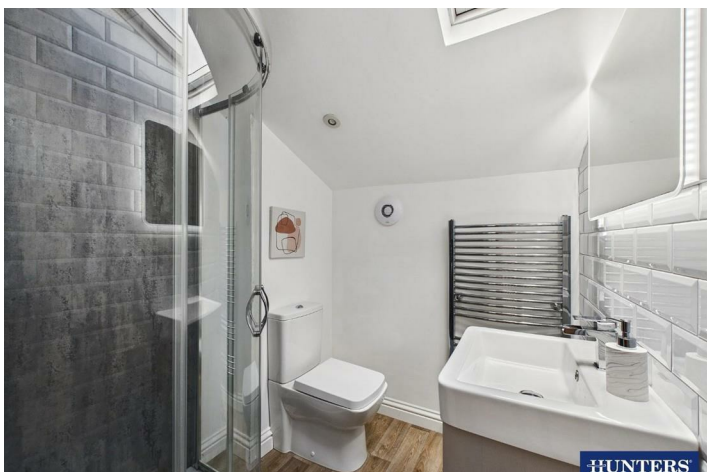
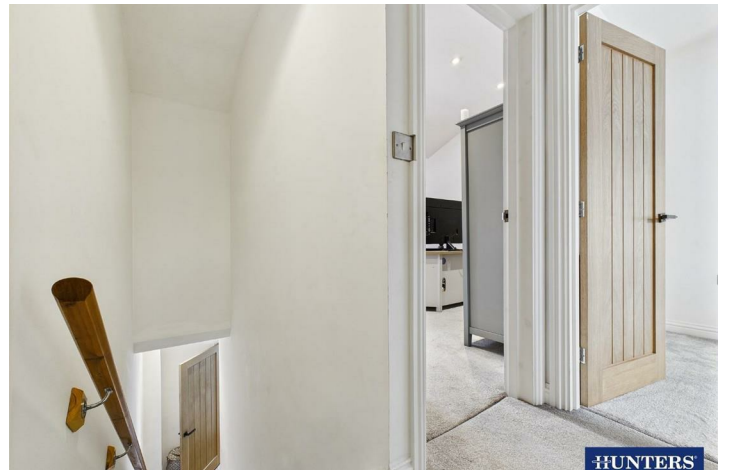
For the location of this property, please visit the [What3Words App](#) and enter - solids.remarried.general

### AML DISCLOSURE

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £24 (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.

## Floorplan

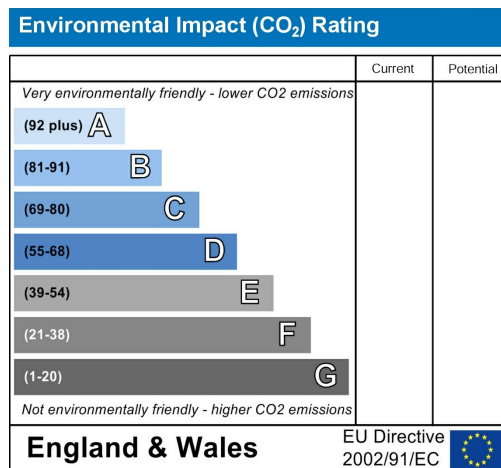
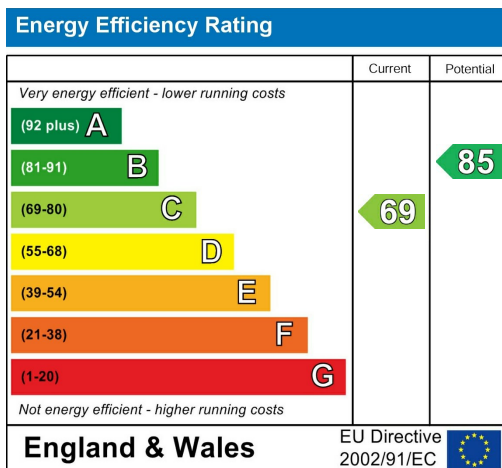






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## Energy Efficiency Graph

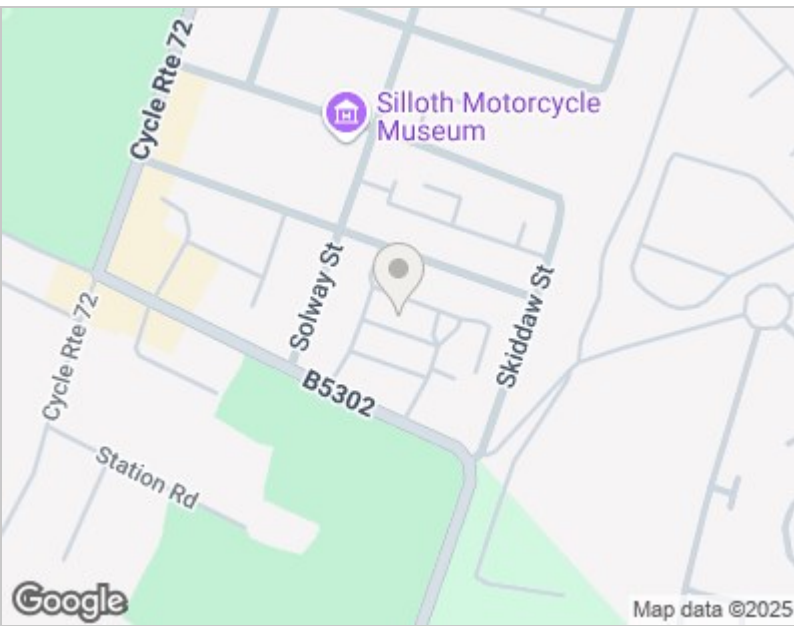


## Viewing

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

Tel: 01228 584249

Road Map



Hybrid Map



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Tel: 01228 584249



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