



## Silloth, Wigton

- A LOVELY, WELL PRESENTED DETACHED FAMILY HOUSE
- 3 DOUBLE BEDROOMS & 4 PIECE FAMILY BATHROOM
- WELL ESTABLISHED GARDENS WITH BRICK OUTBUILDING
- SOLAR PANELS
- COUNCIL TAX BAND D / EPC RATING D
- BENEFIT OF COUNTRY STYLE LIVING CLOSE TO LOCAL AMENITIES
- CLOSE TO SILLOTH AND THE BEACH
- AMPLE PARKING AND GARAGE
- VIEWING HIGHLY RECOMMENDED TO APPRECIATE
- NO ONWARD CHAIN

**Offers In The Region Of £285,000**

**HUNTERS®**  
HERE TO GET *you* THERE

# Silloth, Wigton

## DESCRIPTION

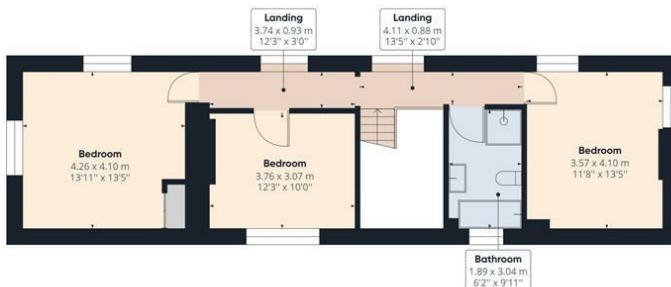
NO CHAIN! A lovely, well presented detached family house situated in a quiet rural location with outlook over open fields. Within easy reach of Silloth, less than 3 miles drive, the property has the benefit of country style living close to local amenities. With extensive views over the Lake District fells and the Solway Coast, the accommodation briefly comprises; entrance porch leading into the dining kitchen, utility room, WC, dining room and lounge to the ground floor, with 3 double bedrooms and a 4 piece bathroom to the first floor. Outside there are gardens, ample off street parking and a garage. The property is set back off the main road and is accessed via a private driveway. Double glazed throughout and LPG gas central heating. Viewing is highly recommended to appreciate with no onward chain.







Ground Floor Building 1



Floor 1 Building 1

## 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.

6 Abbey Street, Carlisle, CA3 8TX  
Tel: 01228 584249 Email:  
centralhub@hunters.com <https://www.hunters.com>



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

### Approximate total area<sup>(1)</sup>

1466.24 ft<sup>2</sup>  
136.22 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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