



Criffel View, Skinburness Drive

Silloth, Wigton, CA7 4QG

Guide Price £175,000



- Link-Detached Bungalow
- Immaculately Presented Accommodation
- Spacious Living Room with Front Aspect
- Low-Maintenance Gardens
- Gas Central Heating & Double Glazing Throughout
- Moments from the Solway Coastline
- Modern Kitchen & Bathroom
- Two Double Bedrooms
- Off-Road Parking & Attached Single Garage
- EPC - D

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NO CHAIN - Criffel View offers a wonderful opportunity to purchase an immaculately presented link-detached bungalow with garage, moments away from the beautiful Solway Coastline. An ideal purchase to a range of buyers, the property has been vastly improved and upgraded by the current owners including a contemporary kitchen and bathroom, decorations and floorcoverings, meaning the property is truly in a move-in condition. Whilst the bungalow would make a perfect residential home, the low maintenance gardens and location lend itself perfectly for those searching for a personal holiday home or holiday let. A viewing is imperative to appreciate.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises a hallway, living room, kitchen, two double bedrooms and bathroom internally. Externally there are low-maintenance gardens to the front and side with off-road parking and an attached single garage to the rear. EPC - D and Council Tax Band - B.

Located just off Skinburness Road, minutes away from the heart of Silloth 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.

HALLWAY

uPVC entrance door from the front, internal doors to the living room, kitchen, two bedrooms and bathroom, radiator and loft access point.

LIVING ROOM

Double glazed window to the front aspect, radiator and wall-mounted gas fire.

KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with matching worksurfaces and upstands above. Integrated electric oven, five-burner gas hob with tiled splashback, extractor unit, space and plumbing for a washing machine, integrated fridge, one and a half bowl stainless steel sink with mixer tap, tiled flooring, recessed spotlights, double glazed window to the side aspect and external door to the rear elevation.

BEDROOM ONE

Double glazed window to the front aspect, radiator and built-in wardrobes/bedroom furniture.

BEDROOM TWO

Double glazed window to the side aspect and radiator. Currently used as a dining room.

BATHROOM

Three piece suite comprising a WC, pedestal wash hand basin and bath with shower over. Fully-tiled walls, tiled flooring, radiator, extractor fan and an obscured double glazed window.

EXTERNAL

To the front of the property is a low-maintenance garden area with a pathway and gate from the pavement to the front door. Extending to the right hand side of the property is a generous block-paved area which could also be utilised as additional off-road parking for larger vehicles (subject to the kerb being dropped, wall removed and further block-pavers being laid) To the left hand side of the property is a block-paved driveway allowing off-road parking for two vehicles, extending to the rear elevation and leading to the attached single garage.

GARAGE

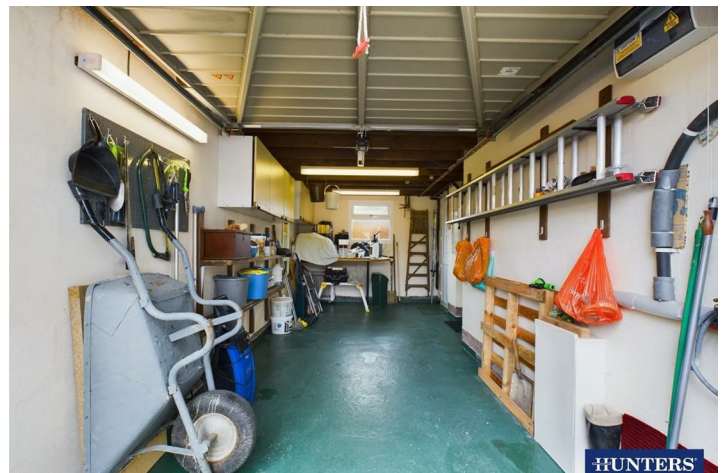
Electric up and over garage door, pedestrian access door, power, lighting, cold water tap and an obscured double glazed window.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - [kilt.enjoyable.ranges](https://www.what3words.com/r/kilt.enjoyable.ranges)

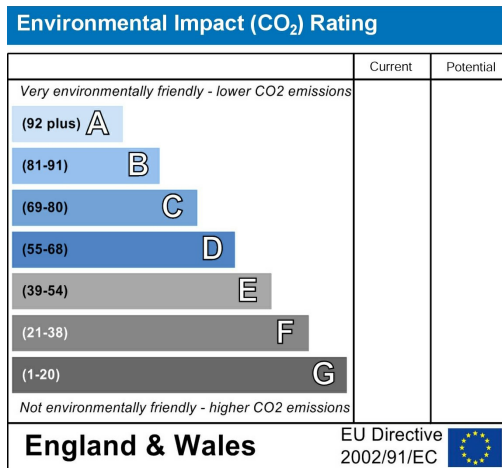
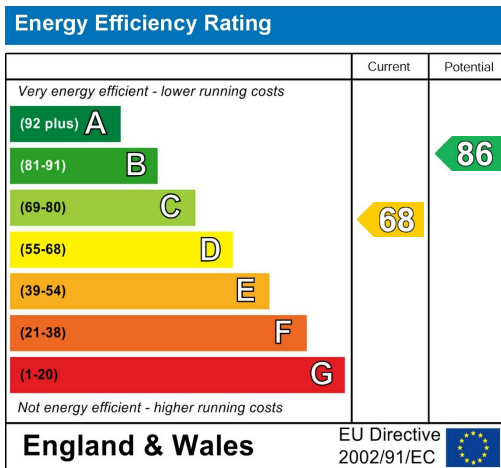
Floorplan







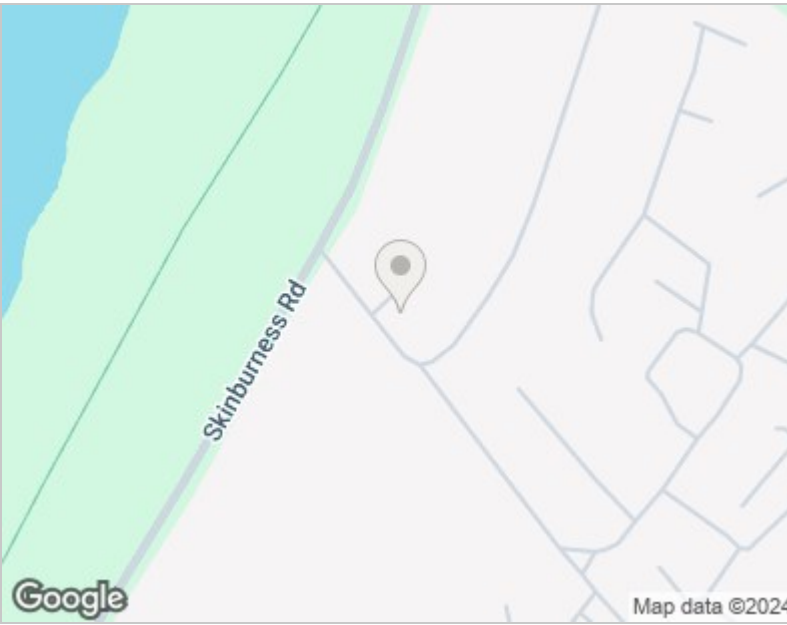
Energy Efficiency Graph



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



HUNTERS
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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