



Prospect Place

Silloth, Wigton, CA7 4HQ

Guide Price £90,000



- Mid-Terraced House
- Pleasant Views over Silloth Golf Club
- Living Room & Dining Kitchen
- Two Double Bedrooms
- Gas Central Heating & Double Glazing (New Boiler/Heating System in Feb. 2024)

- Coastal Town Location
- Ideal for First Time Buyers & Downsizers
- Downstairs Bathroom
- Enclosed Rear Garden with Patio & Lawn
- EPC - F

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This two double bedroom mid-terraced house is nicely situated to the outskirts of Silloth town centre and is complete with a lovely rear garden with lawn. The property internally offers excellent space including a lounge and dining kitchen, two double bedrooms and an attic which has been fully boarded, perfect for additional storage needs. Whilst the property may require some cosmetic upgrading, the property boasts a new boiler and heating system installed in February 2024 which includes a 10 year warranty. An excellent purchase for both first time buyers and downsizers. Contact Hunters today to schedule your viewing!

The accommodation, which has gas central heating and double glazing throughout, briefly comprises a living room, dining kitchen, rear hall and bathroom to the ground floor with a landing and two double bedrooms on the first floor. Externally there is a garden to the rear and on-street parking to the front. EPC - F 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.

LIVING ROOM

16'3" x 12'4" (4.95m x 3.76m)

Entrance door from the front, internal door to the dining kitchen and a built-in cupboard.

DINING KITCHEN

16'1" x 12'5" (4.90m x 3.78m)

Fitted kitchen comprising base, wall and drawer units with worksurfaces and tiled splashbacks above. Freestanding electric cooker, one bowl stainless steel sink with mixer tap, space and plumbing for a washing machine, radiator, tiled flooring, stairs to the first floor, under-stairs cupboard, two double glazed windows to the rear aspect and an opening to the rear hall.

REAR HALL

3'9" x 3'2" (1.14m x 0.97m)

External door to the rear garden, internal door to the bathroom, radiator and tiled flooring.

BATHROOM

7'1" x 5'2" (2.16m x 1.57m)

Three piece suite comprising a WC, pedestal wash hand basin and bath with electric shower. Part-tiled walls, radiator, tiled flooring and an obscured double glazed window. Measurements to the maximum points.

LANDING

Stairs up from the ground floor with internal doors to two bedrooms.

BEDROOM ONE

15'11" x 12'7" (4.85m x 3.84m)

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

BEDROOM TWO

12'9" x 12'6" (3.89m x 3.81m)

Double glazed window to the rear aspect, radiator and loft access point with pull-down ladders.

ATTIC ROOM

Accessible via a pull-down ladder through bedroom two, the attic room is full boarded and includes power, lighting and a double glazed Velux window.

EXTERNAL

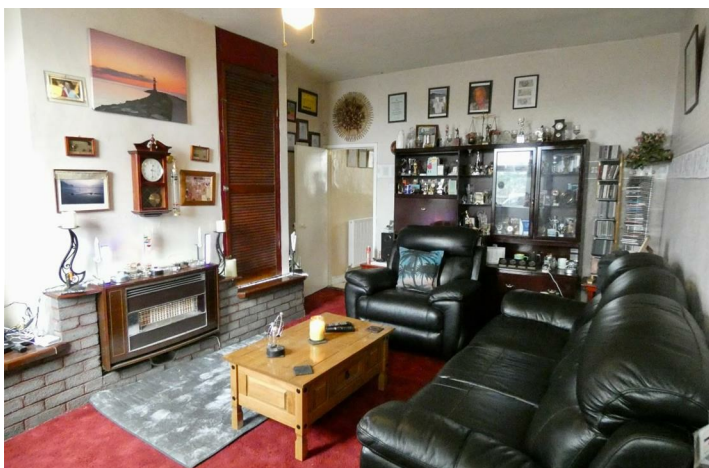
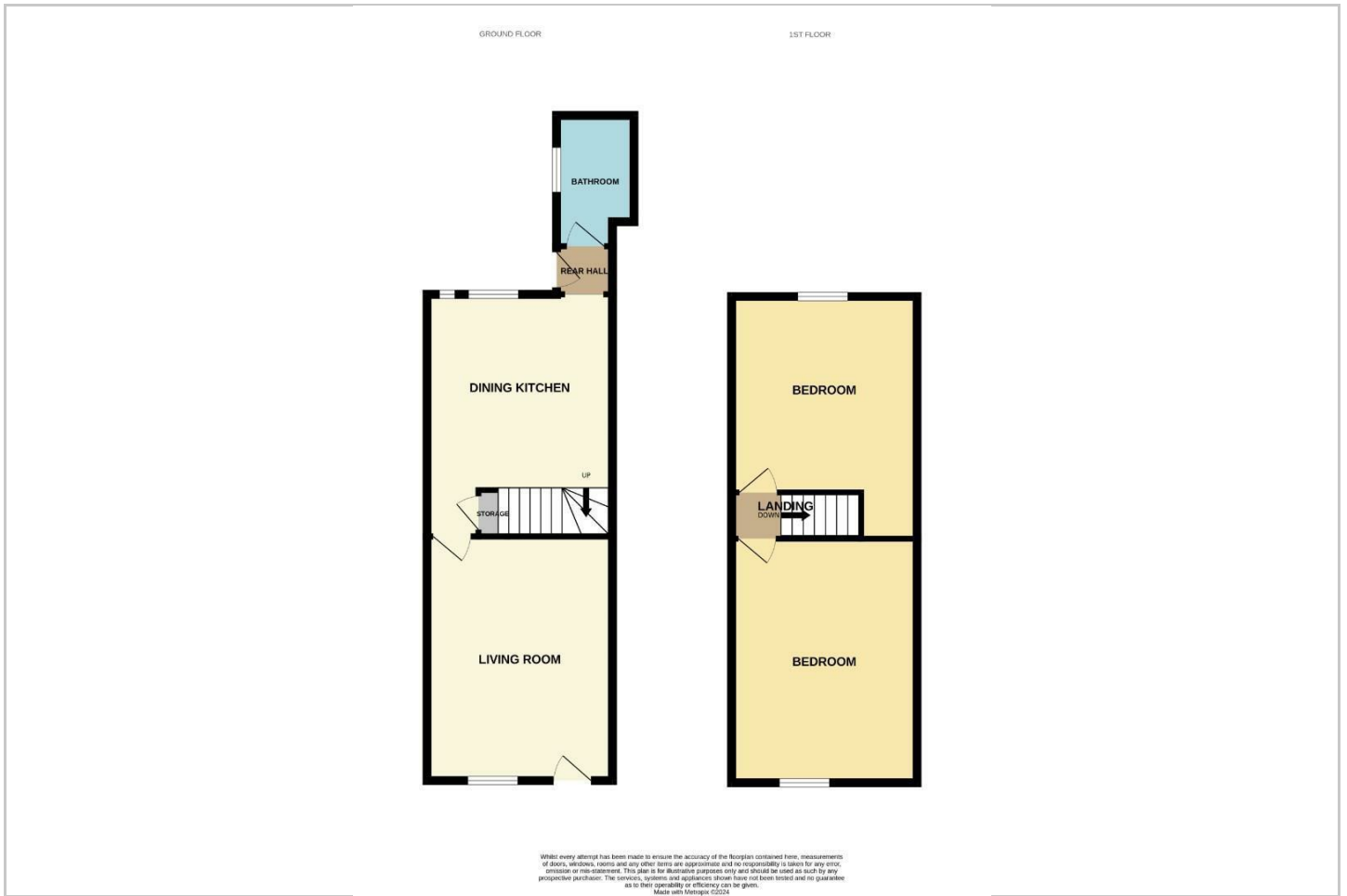
Rear Garden:

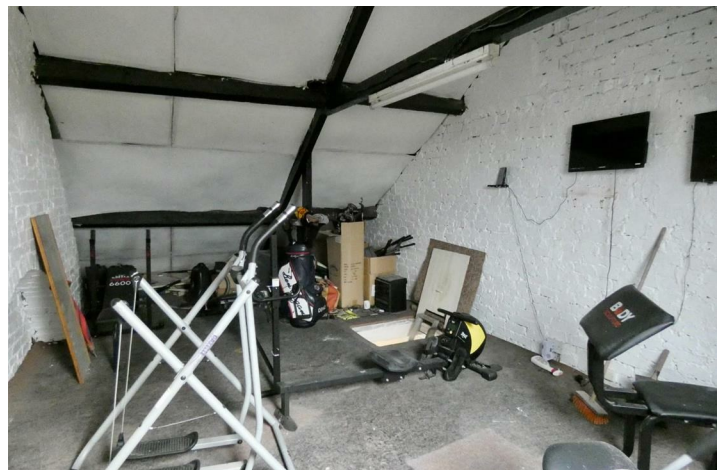
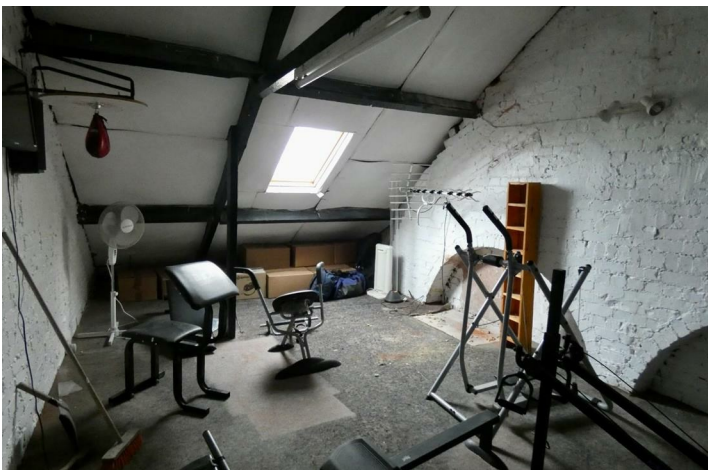
The rear garden includes a both a concrete hardstanding area and a generous lawned garden with mature shrubs. Further to the rear garden area is an attached brick outhouse, external cold water tap and a shared access pathway from the rear garden to the front street for the benefit of putting bins out.

WHAT3WORDS

For the location of this property please visit the [What 3 Words App](https://www.what3words.com/) and enter - vowing.burglars.sank

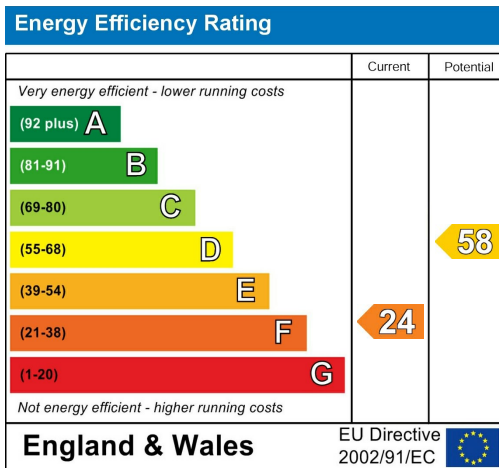
Floorplan







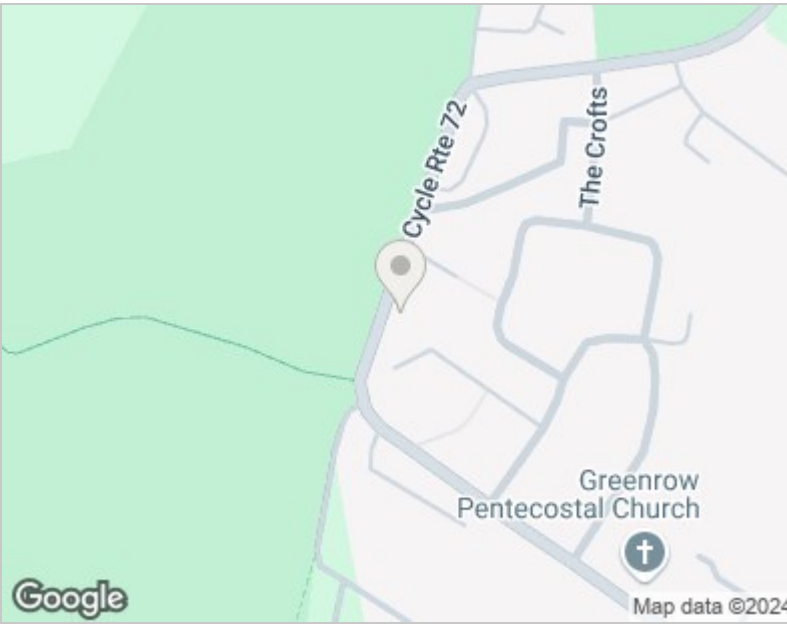
Energy Efficiency Graph



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.

Road Map



Hybrid Map





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.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR
Tel: 01228 584249 Email: centralhub@hunters.com
<https://www.hunters.com>

