



## Holmsdale, Wigton Road

Silloth, Wigton, CA7 4EA

Guide Price £180,000



- Spacious Detached Bungalow
- Large Living Room with Multi-Fuel Stove
- Two Double Bedrooms & Modern Shower Room
- Off Road Parking
- Triple Glazing & Gas Central Heating
- New Boiler in 2024 with 5 Year Warranty
- Kitchen with Utility Room
- Gardens with Patio and Three Outbuildings
- Ideally Located within Silloth
- EPC - E

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This deceptively spacious detached bungalow is located moments from Silloth Green and the sea front. Situated on a pleasant corner plot with front and rear gardens the bungalow internally offers spacious accommodation with some beautiful retained period features and also benefitting a newly installed boiler and radiators with a 5 year warranty. Perfect for those looking for an easy-living home or holiday home by the sea! Contact Hunters today to arrange your viewing.

The accommodation, which has gas central heating and triple glazing throughout, briefly comprises an entrance hall, hallway, living room, kitchen, utility room, two double bedrooms, shower room and box room internally with three outbuildings, off road parking and gardens externally. EPC - E and Council Tax Band - C.

A five minute walk sees you into the town centre of Silloth, a delightful seaside holiday town with a range of range of day-to-day facilities including post office, general shops, cafes and hotels, The pretty cobbled main street of the town faces onto the picturesque Green and just beyond is the Solway Firth and stunning seascape views. This is an ideal home not only as a permanent residence for first time buyers and young families, but also as a potential holiday home, or buy-to-let or rental.

### ENTRANCE HALL

3'11" x 2'9" (1.19m x 0.84m)

Entrance door from the front with internal door to the hallway.

### HALLWAY

16'6" x 3'11" (5.03m x 1.19m)

Internal doors to the living room, kitchen, two bedrooms and storage room. Radiator and loft access hatch.

### LIVING ROOM

13'0" x 12'11" (3.96m x 3.94m)

Complete with triple glazed bay window to the front aspect with additional triple glazed window to the side aspect, radiator and multifuel stove on slate hearth sitting within the chimney breast.

### DINING KITCHEN

13'1" x 12'11" (3.99m x 3.94m)

Fitted kitchen with a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. For cooking there is an integrated electric oven with gas hob and extractor unit over. Integrated dishwasher and integrated fridge. Radiator, two triple glazed windows to the side aspect and internal door to the rear hall.

### BEDROOM ONE

13'2" x 12'11" (4.01m x 3.94m)

Double bedroom complete with radiator, retained feature fireplace with tiled inset and two triple glazed windows, one to the front aspect and one to the side aspect.

### BOX ROOM

6'7" x 3'11" (2.01m x 1.19m)

Triple glazed window and radiator.

### BEDROOM TWO

12'11" x 12'10" (3.94m x 3.91m)

Double bedroom complete with radiator, retained feature fireplace with tiled inset and triple glazed window to the side aspect.

### REAR HALL

Internal doors to the shower room and utility room.

### SHOWER ROOM

7'9" x 5'9" and 4'1" x 3'4" (2.36m x 1.75m and 1.24m x 1.02m)

Modern, three piece shower room comprising WC, wash hand basin and walk in shower enclosure with mains shower featuring a rainfall shower head. Fully panelled walls, heated towel rail, extractor fan,

recessed spotlights and two obscured triple glazed windows.

### UTILITY ROOM

Fitted base and wall units with space and plumbing for a washing machine. One bowl stainless steel sink with mixer tap. Enclosed and wall mounted gas boiler. Part tiled walls, tiled floor, triple glazed window to the rear aspect and external door to the rear garden.

### EXTERNAL

To the front of the property is a lawned front garden with fencing and hedging to the boundaries with pathway to the front street. Access down both sides of the property to the rear. There is a paved seating area to the rear with timber shed. Gated off road parking to the rear for one vehicle. Three attached out-stores to the rear. External cold water tap to the side.

### WHAT3WORDS

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

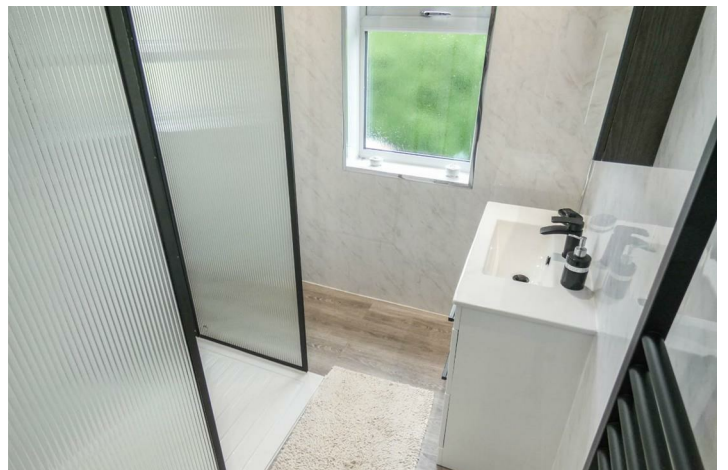
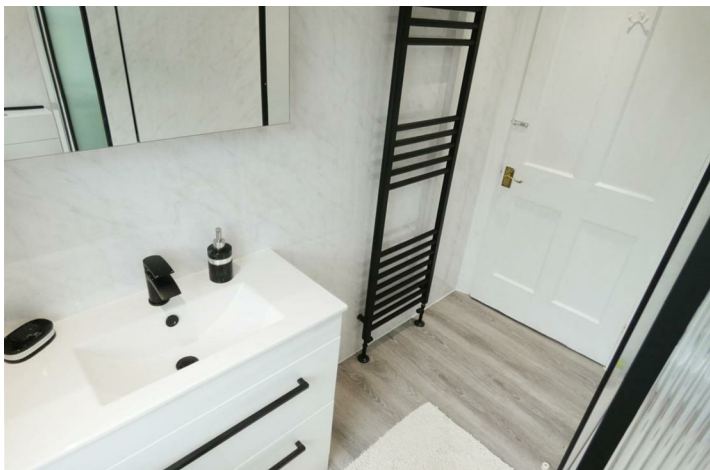
# Floorplan

GROUND FLOOR



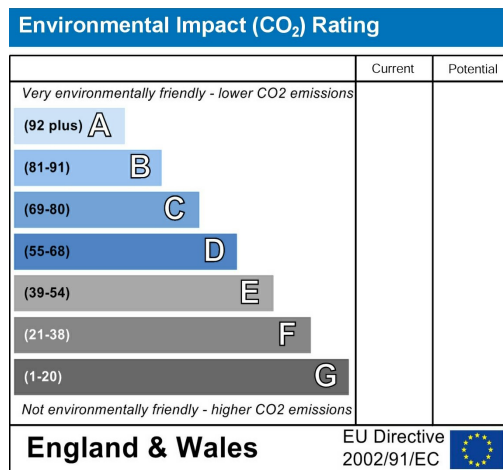
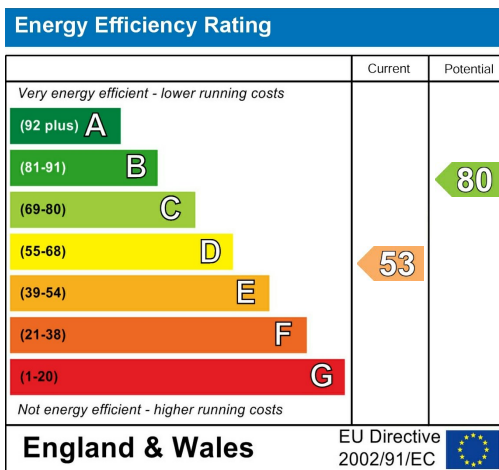
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operation or efficiency can be given.  
March 2023







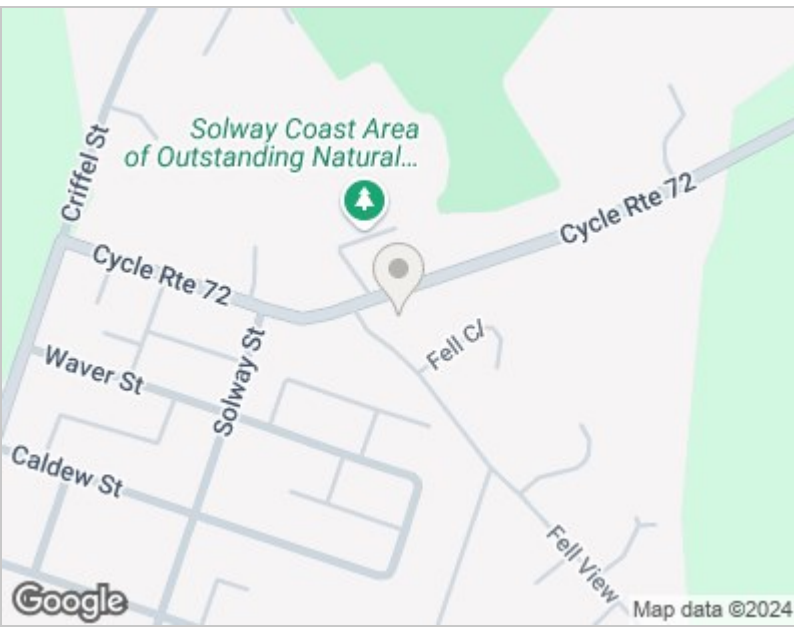
### Energy Efficiency Graph



### 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



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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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