



## Skinburness Road

Skinburness, Wigton, CA7 4QS

Guide Price £130,000



- No Onward Chain
- Outstanding Views over the Solway Firth towards the Scottish Fells
- Ten Minutes Walk to Silloth Town Centre & Green
- Dining Kitchen, Living Room & Two Bedrooms
- New Gas Boiler in 2023
- Semi-Detached Bungalow
- Moments from the Solway Coastline
- In Requirement of Modernisation, Improvement or Re-Development (Subject to Permissions)
- Gardens & Off-Road Parking
- EPC - E

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Perfectly situated on Skinburness Road with an outstanding outlook over the Solway Firth towards the Southern Scottish Fells and Criffel is this semi-detached bungalow with off-road parking. The property itself is timber framed and in requirement of a thorough course of modernisation, improvement or complete re-development (subject to relevant permissions) yet providing a wonderful opportunity for those looking to acquire a property within a sought after location with uninterrupted coastal views. Being sold with no onward chain, a viewing is imperative to appreciate the location and potential of this bungalow.

The accommodation, which has gas central heating and part single/part double glazing throughout, briefly comprises a hallway, kitchen diner, living room, two bedrooms and bathroom internally. Externally there are gardens to the front & rear with off-road parking.

EPC - E and Council Tax Band - A.

Pleasantly situated on 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

Entrance door from the front, internal door to the kitchen diner, bedroom one and bathroom, and a single glazed window to the rear aspect.

## KITCHEN DINER

17'5" x 17'5" (5.31m x 5.31m)

Fitted kitchen units, freestanding gas cooker, space and plumbing for a washing machine, wall-mounted gas boiler, radiator, double glazed window to the rear aspect, double glazed window to the side aspect, internal doors to the living room and bedroom two and an external door to the rear garden. Measurements to the maximum points.

## LIVING ROOM

15'7" x 9'7" (4.75m x 2.92m)

Double glazed window to the front aspect and radiator.

## BEDROOM ONE

13'9" x 8'8" (4.19m x 2.64m)

Double glazed window to the front aspect, radiator and loft access point.

## BEDROOM TWO

7'6" x 7'4" (2.29m x 2.24m)

Double glazed window to the front aspect and radiator.

## BATHROOM

8'9" x 5'11" (2.67m x 1.80m)

WC, pedestal wash hand basin and bathtub. Tiled splashbacks, radiator and a obscured single glazed window.

## EXTERNAL

Front Garden & Driveway:

Off-road parking for one vehicle. The front garden is fully lawned with a pathway and gate to the rear garden.

Rear Garden:

A substantial rear garden which is predominantly lawned with mature trees and shrubs throughout. Two garden sheds/stores and an external cold water tap.

## WHAT3WORDS

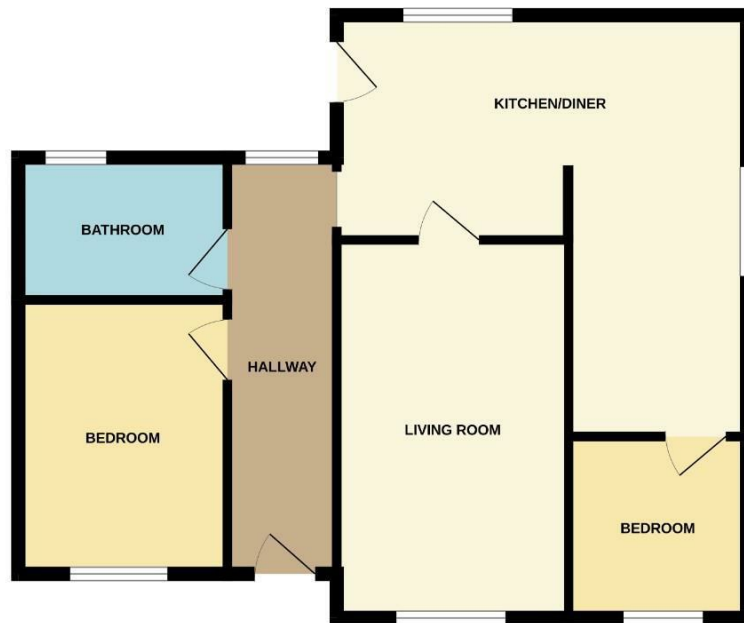
For the location of this property please visit the [What 3 Words App](https://www.what3words.com/) and enter - flanked.messaging.serves

## PLEASE NOTE

The property is of non standard (timber frame) construction, we recommend any mortgage purchasers seek advice from their financial advisor regarding this prior to submitting an offer. We advise that the property and rear garden are held on separate titles.

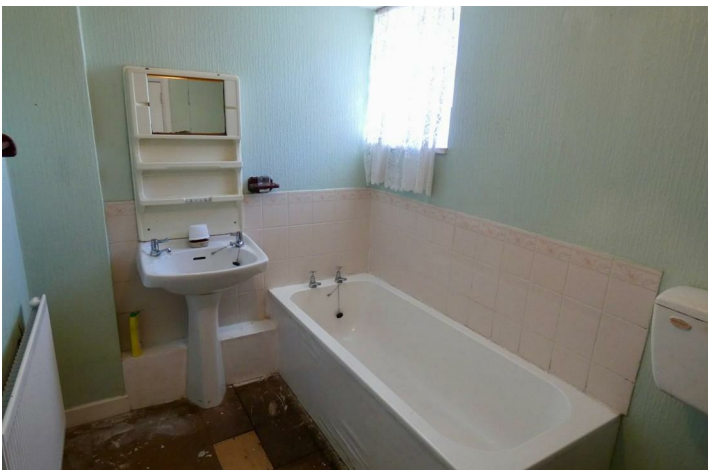
# Floorplan

## GROUND FLOOR



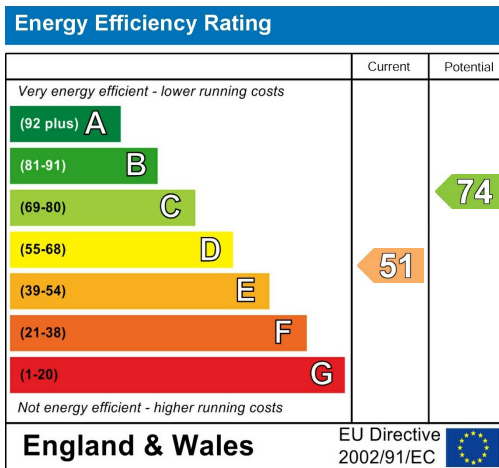
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Issue with Metropack 02/24







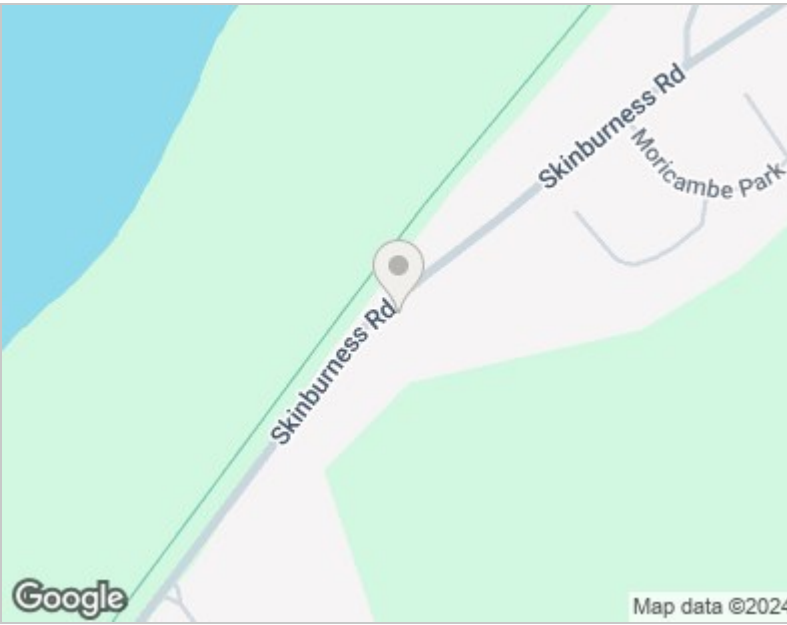
## Energy Efficiency Graph



## 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





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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