



## Wampool Street

Silloth, CA7 4BN

Guide Price £165,000



- Mid-Terraced House
- Well Presented Throughout
- Spacious Dining Room
- Three Bedrooms (Two Double & One Single)
- On-Street Parking

- Moments from the Stunning Solway Firth Coastline
- Living Room with Multi-Fuel Stove
- Modern Fitted Kitchen
- Enclosed Rear Yard
- EPC - D

# Wampool Street

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This well-presented two-reception, three-bedroom mid-terraced home is ideally positioned in the heart of Silloth, just moments from the beautiful Solway Coast and the wide range of local amenities the town has to offer. Well suited to buyers seeking an easy-maintenance main residence, a holiday home, or a holiday let investment, the property is ready to move into. Internally, the ground floor offers two generous reception rooms along with a modern fitted kitchen, while the first floor features three bedrooms and a contemporary shower room. Externally, the property benefits from a small enclosed rear yard, together with a forecourt garden and convenient on-street parking to the front. Offering coastal living in a peaceful setting on the stunning Cumbrian coastline, early viewing is highly recommended.

#### Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout (Excluding the Landing).

EPC - D and Council Tax Band - A.

Silloth is a charming Victorian seaside town on the Solway Coast, celebrated for its wide cobbled main street, expansive village green, and scenic promenade with uninterrupted views across the Solway Firth towards the hills of southern Scotland. The town offers a welcoming community atmosphere and a variety of local amenities, including independent shops, cafés, restaurants, and leisure facilities. Outdoor enthusiasts can enjoy beautiful coastal walks, nature trails, and cycling routes, as well as the renowned Silloth on Solway Golf Club, recognised as one of the best links courses in the UK. The surrounding area is rich in wildlife, with nearby nature reserves providing excellent opportunities for birdwatching and photography. Perfectly positioned for exploring the West Coast of Cumbria and the Lake District National Park, Silloth combines natural beauty, heritage charm, and excellent accessibility, making it a delightful place to live, visit, or invest in.

Tel: 01228 584249

## GROUND FLOOR:

### VESTIBULE

Entrance door from the front, and an internal door to the hallway.

### HALLWAY

Internal door to the dining room, radiator, and stairs to the first floor landing.

### DINING ROOM

Double glazed window to the rear aspect, radiator, under-stairs cupboard, opening to the living room, and an internal door to the kitchen.

### LIVING ROOM

Double glazed window to the front aspect, radiator, and a fireplace with multi-fuel stove.

### KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated electric oven, gas hob, extractor unit, integrated under-counter fridge, integrated under-counter freezer, integrated washing machine, one bowl stainless steel sink with mixer tap, two double glazed windows to the rear aspect, and an external door to the rear yard.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms and shower room, loft-access point, and an obscured single glazed window.

### BEDROOM ONE

Double glazed window to the front aspect, and a radiator.

### BEDROOM TWO

Double glazed window to the rear aspect, and a radiator.

### BEDROOM THREE

Double glazed window to the front aspect, and a radiator.

## SHOWER ROOM

Three piece suite comprising a WC, vanity unit with wash basin, and a walk-in shower enclosure with mains shower unit. Part-tiled and part-boarded walls, tiled flooring, chrome towel radiator, recessed spotlights, wall-mounted and enclosed gas boiler, and an obscured double glazed window.

## EXTERNAL:

Front Garden & Parking:

To the front of the property is a low-maintenance forecourt garden, with parking available on-street.

Rear Yard:

To the rear of the property is an enclosed yard, with gate to the rear lane.

## WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - blanks.sulky.exhaling

## AML DISCLOSURE:

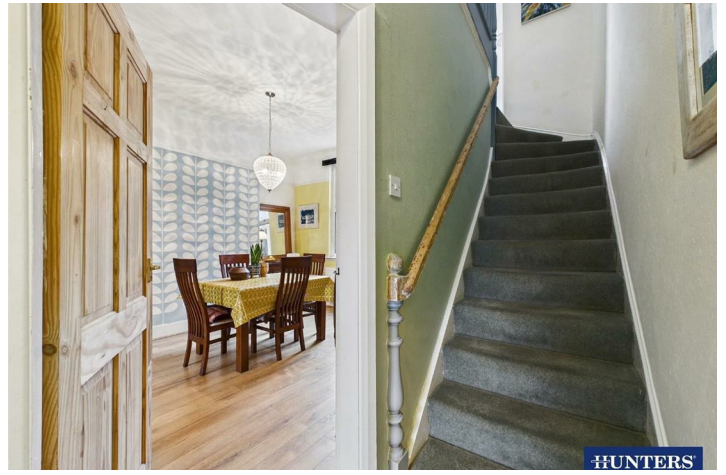
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

# Floorplan

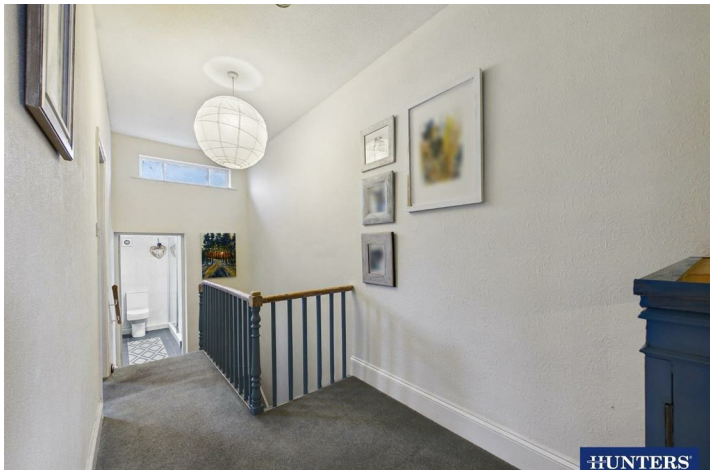




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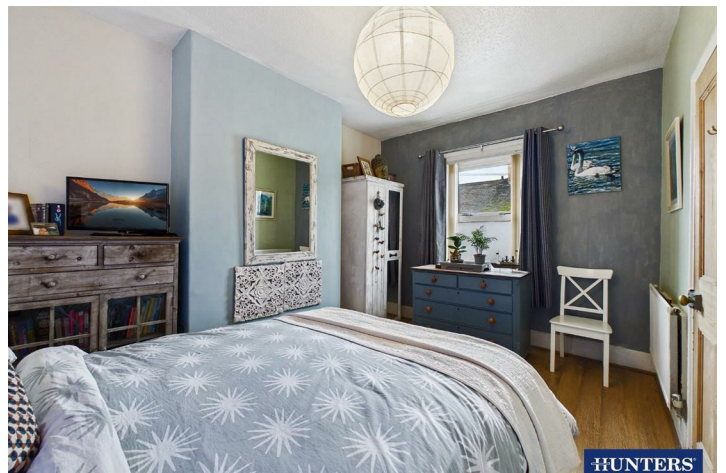
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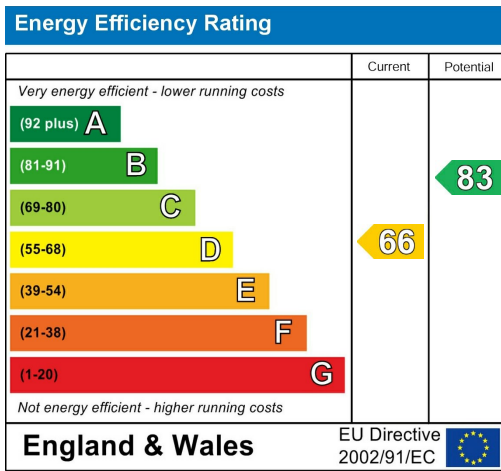
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### Energy Efficiency Graph

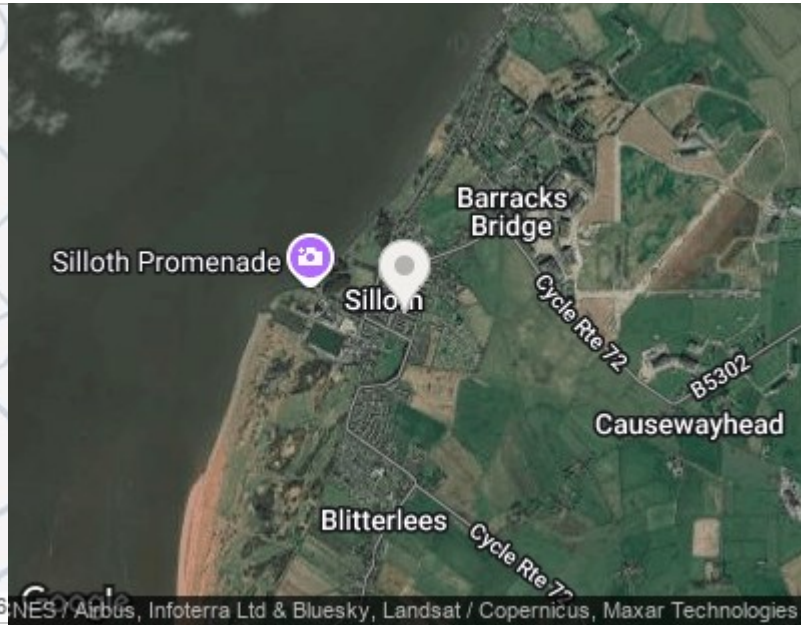
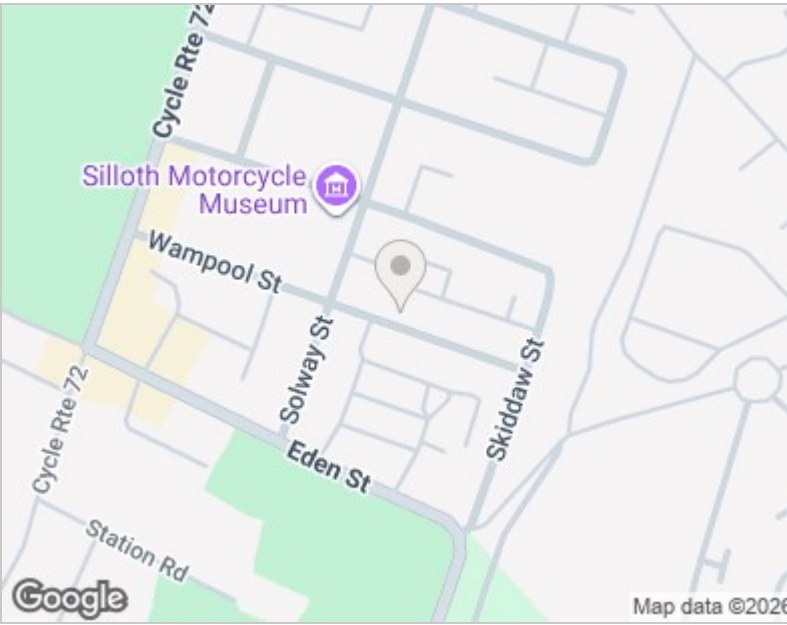


### Viewing

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



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