



3 TIVOLI COTTAGES | MORESBY | CUMBRIA | CA28 8UR

PRICE £195,000





SUMMARY

This deceptively spacious character cottage has been beautifully refurbished and improved, now in EPC band C thanks to thermally insulated walls and other upgrades!!! Offering the chance for semi rural living and with the benefit of a separate lawned garden and a single garage, this three bedroom home includes an entrance porch and hall, a delightful living room, separate dining room which opens into a stylish brand new kitchen, a useful utility room and a ground floor WC. There are three decent bedrooms to the first floor plus a family bathroom. Homes like this come up rarely in this condition so seize your chance and get your viewing booked in quick...

EPC Band C

GROUND FLOOR ENTRANCE PORCH

double glazed French doors to porch with double glazed window to front and sides, tiled flooring, part glazed door to hall

ENTRANCE HALL

Part glazed door into living room, stairs to first floor

LIVING ROOM

double glazed window to front, recess for fireplace, quadruple internal window looking into utility, double radiator, door to dining area

DINING AREA

Two double glazed windows to side, built in storage cupboard, under stairs cupboard, double radiator, space for table and chairs, opening into kitchen

KITCHEN

The kitchen has been recently fitted in a range of base and wall mounted units with work surfaces, single drainer sink unit with splashback, electric hob with extractor, and oven, double glazed window to side, space for fridge freezer and tumble dryer, double radiator, wood style flooring, part glazed door to utility

UTILITY ROOM

Polycarbonate roof, double glazed door to rear, double glazed window to rear, space for washing machine, built in store, door to WC, wood style flooring

GROUND FLOOR WC

Low level WC, wood style flooring

LANDING

Doors to rooms, double radiator, double glazed window to front, built in cupboard with a fixed ladder stair leading up to loft room

BEDROOM 1

Double glazed window to side, double radiator

BEDROOM 2

Double glazed window to rear, radiator

BEDROOM 3

Double glazed window to front, radiator

BATHROOM

Double glazed window to side with blinds, panel bath with thermostatic shower unit and screen, pedestal hand wash basin, low level WC. Chrome towel rail, wood style flooring, built in double boiler cupboard housing combi boiler unit

ATTIC ROOM

Accessed via a ladder stair and with Velux window to front and rear, radiator, two eaves cupboards. A useful hobby/play space

EXTERNALLY

The property benefits from a separate garden area which is accessed via a side path. This is mature in nature with lawn and various plants/bushes. The property also benefits from a single pre-fabricated garage which is located 50m along the lane from the house.

ADDITIONAL INFORMATION

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

01946 590412

whitehaven@lillingtons-estates.co.uk

Council Tax Band: C

Tenure: Freehold

Services: Mains water, gas and electric are connected, shared septic tank drainage

Fixtures & Fittings: Carpets, oven and hob

The property is not listed

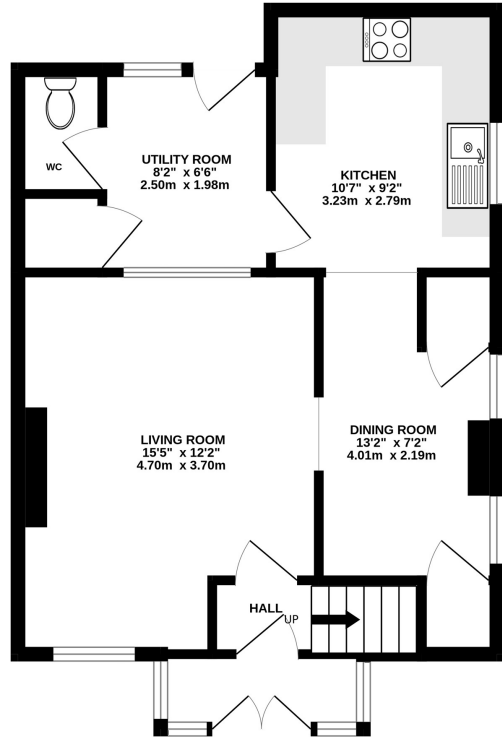
DIRECTIONS

From the town centre head out towards Wetherspoon and onto Wellington Road. Continue uphill taking the left hand 'tunnel' under the by-pass, passing the pub and onto Victoria Road. On leaving the town turn left on a lane leading to Quality Corner and the cross roads with the Parton/Moresby road, continuing straight across. The property will be situated on the left hand side at the bottom of the dip.

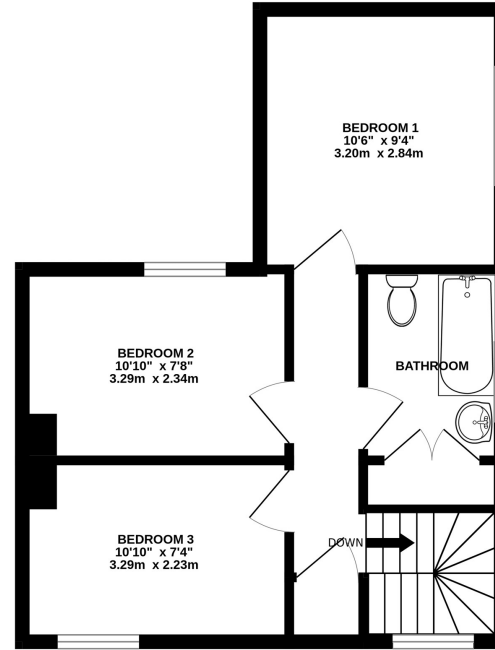




GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 885 sq.ft. (82.2 sq.m.) approx.

Whilst 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 operability or efficiency can be given.
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www.lillingtons-estates.co.uk

58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			