



55 CENTRAL ROAD | DEARHAM | MARYPORT | CUMBRIA | CA15 7EP

PRICE £98,000







## SUMMARY

This traditional terraced home is well located for the amenities in the village including school, post office and petrol station/store and is offered for sale in great order throughout. The property includes a lovely living room, a spacious kitchen with space for dining table, a useful rear utility room with potential to re-instate a ground floor WC if desired, a first floor double bedroom and spacious bathroom and a second bedroom to top floor with a useful and generous store room. To the rear there is an enclosed yard

EPC band E

## GROUND FLOOR

### ENTRANCE

A part double glazed door leads into living room

### LIVING ROOM

Double glazed window to front, fire with surround and hearth, double radiator, coved ceiling, part glazed door to kitchen

### KITCHEN/DINING ROOM

Double glazed window to rear, fitted base and wall units with work surfaces, single drainer sink unit with tiled splashback, space for cooker, space for table and chairs, under stairs cupboard, tiled flooring, doorway to rear hall with stairs to first floor and door into utility.

### UTILITY ROOM

Formerly a ground floor bathroom so with potential to re-instate if desired. Double glazed window to side, part glazed door to yard, radiator, space for washing machine, tile effect flooring

## FIRST FLOOR

### LANDING

Doors to rooms, stairs continue to 2nd floor

### BEDROOM 1

Double glazed window to front, double radiator, display recess to one wall

### BATHROOM

Double glazed window to rear, panel bath with shower attachment, hand wash basin with cupboard under, low level WC. Radiator, under stairs recess and cupboard, built in cupboard housing combi boiler, wood effect flooring

## SECOND FLOOR

### LANDING

Velux window to rear, storage recess, doorway to store room, door to bedroom 2

## BEDROOM 2

Velux window to front, sloping ceiling with exposed purlin, double radiator

## STORE ROOM

Radiator, wood effect flooring, access to loft space

## EXTERNALLY

To the rear of the property is an enclosed yard.

## ADDITIONAL INFORMATION

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

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

Tel: 01900 828600

cockermouth@lillingtons-estates.co.uk

Council Tax Band: A

Tenure: Freehold

Services: Mains water, gas and electric are connected, mains drainage

Fixtures & Fittings: Carpets

Broadband type & speeds available: Standard 3Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates O2 has service indoors, 3 has no signal and others have limited service indoors. All providers have service outside

Planning permission passed in the immediate area: None known

The property is not listed

## DIRECTIONS

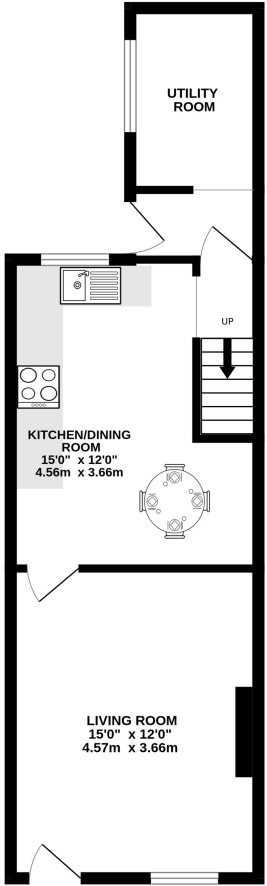
From Cockermouth take the A594 towards Maryport, passing through Dovenby. On reaching Dearham turn right at the first crossroads onto Central Road and the property will be located on the left hand side after passing Pottery Lane.



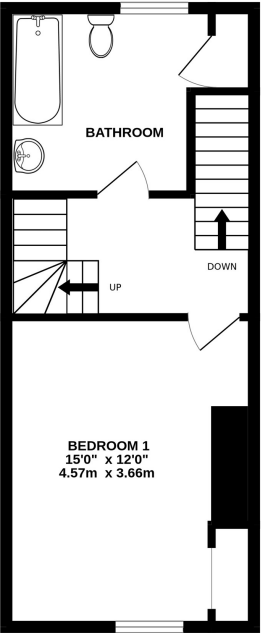




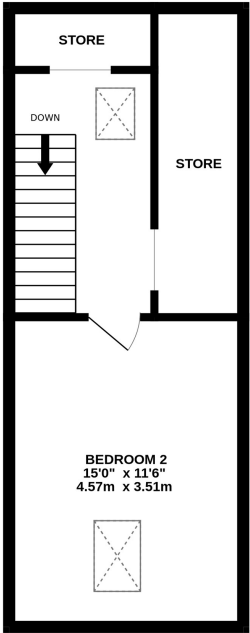
GROUND FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



2ND FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 1121 sq.ft. (104.2 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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Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>54</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		