



21 CHURCH STREET | MOOR ROW | CUMBRIA | CA24 3JF

PRICE £125,000







## SUMMARY

This pretty three storey townhouse is located in the popular village of Moor Row and is perfect for access to the coast at St Bees or the Western Lakeland fells and is located just off Wainwright's famous Coast to Coast long distance footpath. Offered for sale chain free, the light and airy property includes a comfortable living room, a generous separate dining room leading into a fitted kitchen (no galley kitchen's here), a main bedroom with plenty of wardrobes and large first floor shower room plus two further bedrooms to the top floor. The property enjoys a lovely front garden with sunny aspect and a handy rear yard for storage too. A super place to call home and one offered at a sensible price...

EPC band E

## GROUND FLOOR

### ENTRANCE HALL

A PVC front door leads into a vestibule with a door into hall. The hall has a door to dining room and stairs to first floor

## DINING ROOM

Double glazed window to rear, chimney breast, space for table and chairs, picture rail, double radiator, wood style flooring, arch to living room, door into kitchen

## LIVING ROOM

Double glazed window to front, gas living flame fire with hearth, cornice to ceiling, wood style flooring

## KITCHEN

A double aspect room with double glazed windows to side and rear, fitted base and wall mounted units with work surfaces, single drainer sink unit with tiled splashback, gas hob with extractor and oven, space for fridge freezer and washing machine, part double glazed door to yard, double radiator, under stairs cupboard

## FIRST FLOOR

### LANDING

Arch double glazed feature window to rear, stairs to second floor, doors to rooms

## BEDROOM 1

Double glazed window to front, built in wardrobes along one wall, double radiator, coved ceiling

## BATHROOM

Double glazed window to rear, double width shower enclosure with thermostatic shower unit, hand wash basin on storage unit, corner low level WC, wall mounted combi boiler, double radiator, wood style flooring

## SECOND FLOOR

### LANDING

Doors to rooms, built in storage cupboard, access to loft space

## BEDROOM 2

Dormer double glazed window to front, double radiator, built in double cupboard, exposed purlins, wood style flooring

## BEDROOM 3

Velux window to rear with a view towards the Ennerdale fells, double radiator, sloping ceiling with exposed purlins

## EXTERNALLY

The property benefits from an enclosed front garden with a sunny aspect which includes flower beds, a rockery and a block paved seating area with path to front door. At the rear there is an enclosed yard with rear access gate.

## 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: 01946 590412

[whitehaven@lillingtons-estates.co.uk](mailto:whitehaven@lillingtons-estates.co.uk)

Council Tax Band: A

Tenure: Freehold

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

Fixtures & Fittings: Carpets, oven hob and extractor

Broadband type & speeds available: Standard 5Mbps / Superfast 61Mbps

Mobile reception: Data retrieved from Ofcom dating back to July 25' indicates EE and 3 have good signal outdoors but limited service indoors.

Other networks have variable signal outside and none indoors

Planning permission passed in the immediate area: None known

The property is not listed

## DIRECTIONS

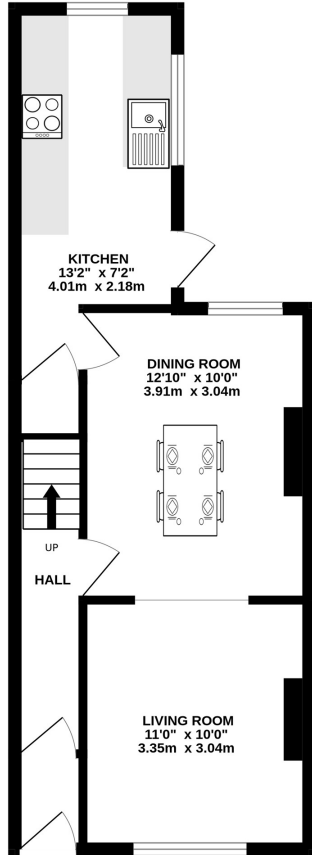
From Whitehaven head south on the A595 towards Egremont. Pass the West Lakes Science Park and turn left into Moor row, following the famous Coast to Coast footpath. Pass the village hall and at the bend in the road turn right by the memorial along Church Street where the property will be situated on the left hand side



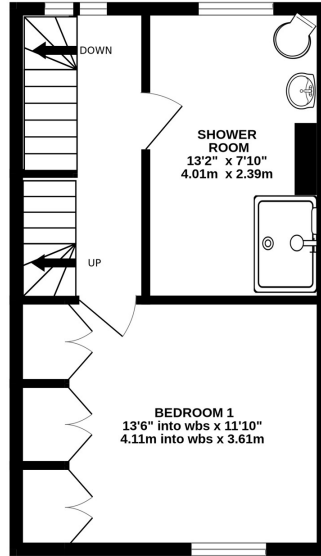




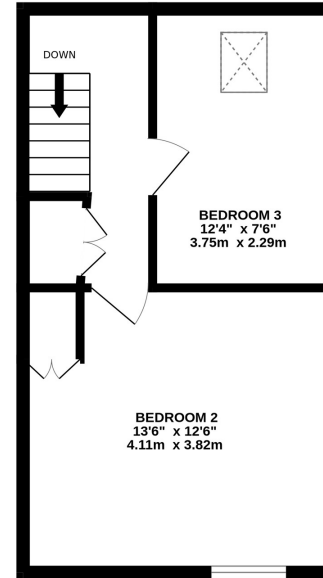
GROUND FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR  
319 sq.ft. (29.7 sq.m.) approx.



2ND FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 1052 sq.ft. (97.8 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.

[www.lillingtons-estates.co.uk](http://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+)	<b>A</b>		<b>93</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>47</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	