27 CORONATION DRIVE | FRIZINGTON | CUMBRIA | CA26 3SD

PRICE £110,000

Lillingtons Estate Agents

SUMMARY

Set back off the road and well positioned for access to the facilities in the village centre, this semi detached house will make a great family home. Occupying a generous plot with a fantastic size rear garden, the property includes an entrance hall, a large L-shaped living/dining room, a fitted kitchen with adjacent utility, three first floor bedrooms plus a bathroom and separate WC. This is a lot of property for the money...

EPC band TBC

GROUND FLOOR
ENTRANCE HALL

Part double glazed PVC door leads into hall with double glazed window to side, stairs to first floor, radiator, door to living room

LIVING/DINING ROOM

Double glazed French doors to garden, electric fire, radiator, space for table and chairs, under stairs storage cupboard, double glazed window to front, door to kitchen

KITCHEN

Double glazed window to rear, fitted base units with work surfaces, wall mounted boiler, single drainer sink unit, space for cooker and washing machine, double radiator, part double glazed PVC door to side, open into utility area

UTILITY AREA

Double glazed window to side, space for tumble dryer and fridge freezer

FIRST FLOOR
LANDING

Double glazed window to front, doors to rooms

BEDROOM 1

Double glazed window to rear with a view towards Dent, radiator, built in cupboard

BEDROOM 2

Double glazed window to rear, radiator, built in cupboard

BEDROOM 3

Double glazed window to front, radiator, stair bulkhead

BATHROOM

Panel bath with electric shower unit, pedestal hand wash basin, radiator, double glazed window to front

SEPARATE WC

Double glazed window to front, low level WC.

EXTERNALLY

To the front, steps lead down to a path to front door and this continues round to the side to the main garden area. the remainder is laid to lawn. The rear garden is generous in size and includes a large side area too. It is laid to lawn with various areas of planting

ADDITIONAL INFORMATION

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

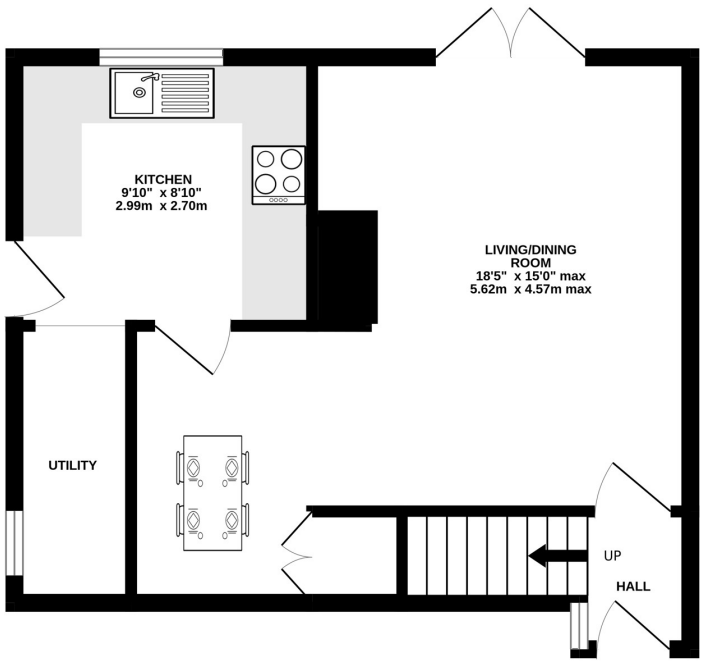
Branch Address:
58 Lowther Street
Whitehaven
Cumbria
CA28 7DP
Tel: 01946 590412
whitehaven@lillingtons-estates.co.uk

Council Tax Band: A
Tenure: Freehold
Services: Mains water, gas and electric are connected, mains drainage
Fixtures & Fittings: Carpets
Broadband type & speed: Standard 3 Mbps / Superfast 50Mbps
Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates Vodafone has limited service indoors but others are fine. All providers have service outdoors
Planning permission passed in the immediate area: None known
The property is not listed

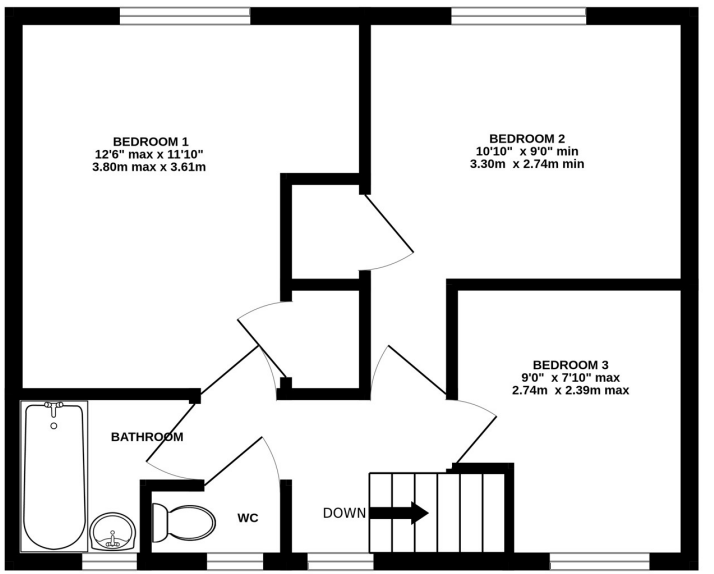
DIRECTIONS

From Whitehaven head out through Hensingham passing the swimming pool and take the left hand turn to Frizington. Cross the two hump back bridges and follow the road for around 2 miles into Frizington. At the mini roundabout go straight across into Coronation Drive and the property will be situated on the right hand side.

GROUND FLOOR
399 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 799 sq.ft. (74.2 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.

www.lillingtons-estates.co.uk

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