



22 MILLRIGG STREET | WORKINGTON | CUMBRIA | CA14 3UY

PRICE £130,000



Lillingtons
Estate Agents



SUMMARY

Tucked away in a little modern development you will find this great semi detached property which overlooks the churchyard at the front. Offered chain free the two bedroom property includes an en-suite shower room and modern bathroom, an entrance hall with ground floor WC, a generous living room and an open plan kitchen/dining room. There is allocated parking at the front and a lawned garden to the rear. A good buy and a perfect first home.

EPC band C

GROUND FLOOR ENTRANCE HALL

A part glazed front door leads into hall with stairs to first floor, door to living room, radiator

GROUND FLOOR WC

Double glazed window to front, pedestal hand wash basin, low level WC. Double radiator, wood style flooring

LIVING ROOM

Double glazed window to front, under stairs storage cupboard, double radiator, door to living room, wall mounted electric fire

KITCHEN/BREAKFAST ROOM

Double glazed window to rear, double glazed patio door to garden, fitted range of base and wall mounted units with work surfaces, single drainer sink unit, gas hob with oven and extractor, space for two fridge freezers, tumble dryer and washing machine, double radiator, tile effect flooring

FIRST FLOOR LANDING

Doors to rooms

BEDROOM 1

Double glazed window to front with a view over churchyard, double radiator, built in wardrobe

EN-SUITE SHOWER ROOM

Double glazed window to front, shower cubicle with electric shower unit, pedestal hand wash basin, low level WC. radiator, extractor fan

BEDROOM 2

Double glazed window to rear, radiator, access to loft space

BATHROOM

Double glazed window to rear, panel bath, pedestal hand wash basin, low level WC. Double radiator, extractor fan

EXTERNALLY

To the front adjacent to the house is an inset parking area for two vehicles. A path leads through railings for the front door. A side gate leads to the rear garden which is enclosed and laid to lawn

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 606006

whitehaven@lillingtons-estates.co.uk

Council Tax Band: C

Tenure: Freehold

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

Fixtures & Fittings: Carpets, oven hob and extractor

Broadband type & speeds available: Standard 15Mbps / Superfast 64Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to November 24' indicates Vodafone has limited service indoors but other networks are ok. All providers have signal outside

Planning permission passed in the immediate area: None known

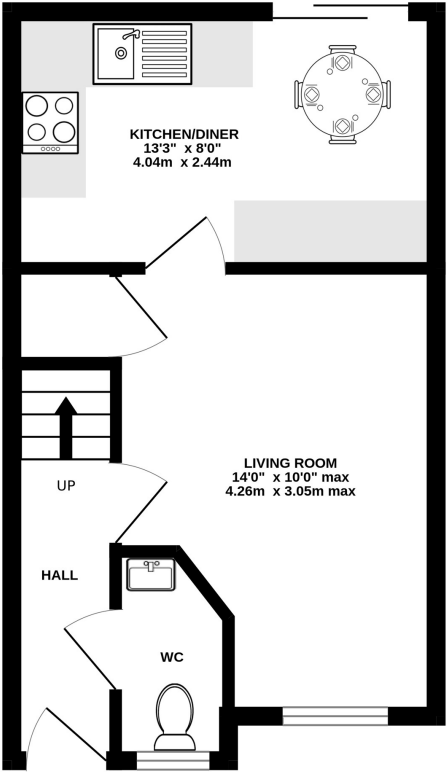
The property is not listed

DIRECTIONS

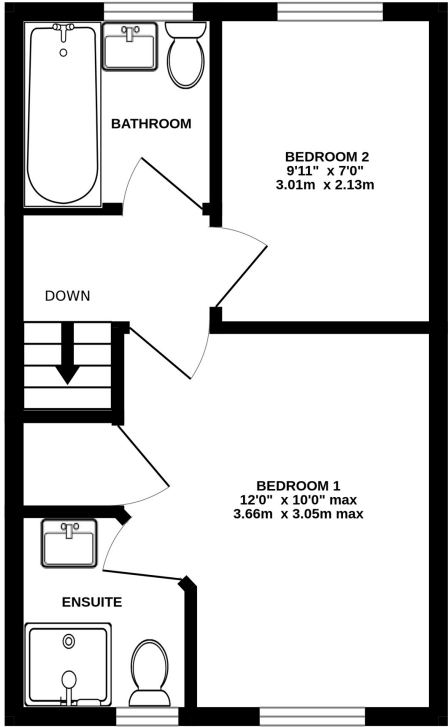
From the town centre proceed along Vulcans Lane passing the park and at the T-junction with Harrington Road turn right. Pass Fearons Flowers on the left and turn left into Frostoms Road. At the top of the road turn left into Millrigg Street and enter the modern development, bearing round to the left and the property will be located on the left side at the very end



GROUND FLOOR
301 sq.ft. (28.0 sq.m.) approx.



1ST FLOOR
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 592 sq.ft. (55.0 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+)	A	93
(81-91)	B	
(69-80)	C	78
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		