



6 CULGARTH AVENUE | COCKERMOUTH | CUMBRIA | CA13 9PL

PRICE £270,000



Lillingtons
Estate Agents



SUMMARY

You better be quick if you want to secure this lovely semi detached property which will make a super family home and is offered for sale with no onward chain. The accommodation includes an entrance hall, a spacious living room, a luxury modern kitchen/dining room with built in appliances, a useful utility room with ground floor WC, three decent bedrooms and a first floor bathroom. To the front there is a driveway leading to a single garage and to the rear there is a lovely garden with patio, lawn and greenhouse. A lovely home in a really popular location.

EPC band TBC

GROUND FLOOR ENTRANCE HALL

A part double glazed PVC door leads into hall with door to living room, stairs to first floor

LIVING ROOM

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

KITCHEN/DINING ROOM

Two double glazed windows to rear, recently fitted stylish range of base and wall mounted units with work surfaces, single drainer sink unit with cupboards under, gas hob with extractor fan, oven and grill, integrated microwave, fridge freezer and dishwasher, space for table and chairs, radiator, under stairs storage cupboard, door to utility

UTILITY ROOM

Double glazed window to side, bowl sink unit with cupboard under, space for washing machine and tumble dryer, radiator, door to WC. Part double glazed door to garden, personal door to garage

GROUND FLOOR WC

Double glazed window to rear, low level WC, wood effect flooring

FIRST FLOOR LANDING

Doors to rooms, double glazed window to side

BEDROOM 1

Double glazed window to front, radiator, built in cupboard, wood style flooring

BEDROOM 2

Double glazed window to rear, radiator

BEDROOM 3

Double glazed window to front, radiator, stair bulkhead, access to loft space, wood style flooring



BATHROOM

Double glazed window to rear, panel bath with shower attachment and electric shower unit, wall mounted hand basin, low level WC. Chrome towel rail, tiled walls and flooring

EXTERNALLY

To the front of the property a drive leads to single garage with path to front door and a front garden area. The rear garden is enclosed and includes a paved patio area, a step up to an area laid to lawn with borders, greenhouse and side gate.

Single garage with up and over door, power and light, wall mounted combi boiler, personal door into utility room

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: C

Tenure: Freehold

Services: Mains water, gas and electric are connected, mains drainage
Fixtures & Fittings: Carpets, oven hob and extractor, integrated dishwasher, fridge freezer and microwave

Broadband type & speeds available: Standard 15Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates O2 has service indoors but other networks have limited signal.

All providers have signal outside

Planning permission passed in the immediate area: None known

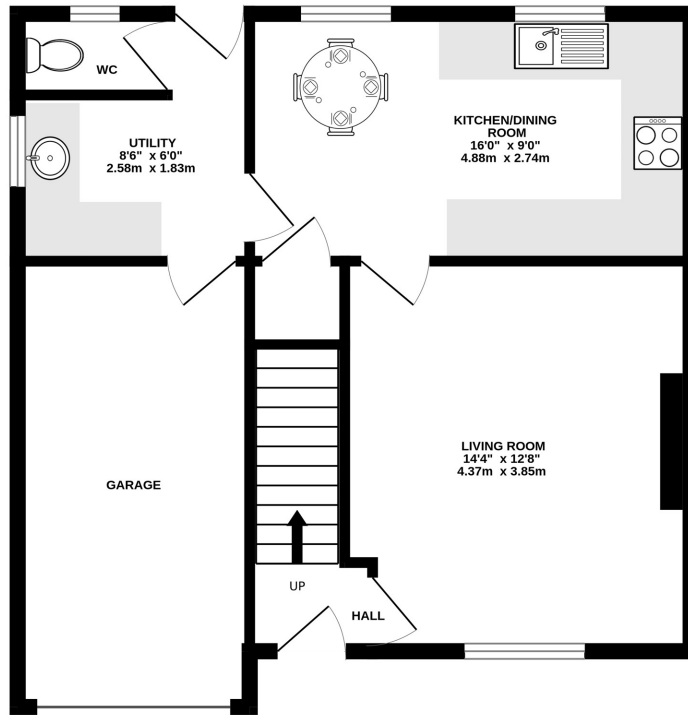
The property is not listed

DIRECTIONS

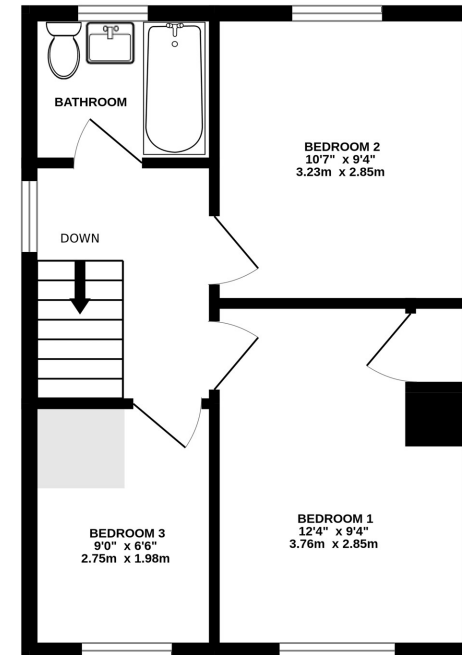
From the branch turn left up Lorton road, following round the right hand bend and taking the right hand turn onto Vicarage Lane. At the top of the rise bear right into Norwood Drive and then right into Culgarth Avenue. Take the first cul de sac on the right and the property will be located on the right hand side of the cul de sac.



GROUND FLOOR
586 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 958 sq.ft. (89.0 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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