



6 WENT MEADOWS | GREYSOUTHEN | COCKERMOUTH | CUMBRIA | CA13 0UH

PRICE £210,000





SUMMARY

We love this semi detached family house in Went Meadows, located in the pretty village of Greysouthen. Set back off the roadside with a small green to the front, the property offers deceptively spacious and well presented accommodation which includes a dining room with multi fuel stove, a generous separate living room with open fire, a sun room which looks out over the gardens, a modern kitchen, separate utility room and WC. To the first floor there are three decent bedrooms and a family bathroom. The gardens include a large patio terrace with pergola and garden lighting, plus raised veg beds and lawn. Ready to move into, this is a really good buy for the money!

EPC band C

GROUND FLOOR

ENTRANCE HALL

A part double glazed PVC door leads into hall with doors to rooms, stairs to first floor, under stairs cupboard, double radiator, double glazed window to side, wood style flooring

DINING ROOM

Double glazed window to front, multi fuel stove in chimney breast with wooden lintel and tiled hearth, bookshelves to either side, radiator, space for family table and chairs.

LIVING ROOM

Double glazed French doors open into sun room with double glazed windows to either side, open fireplace with mantle and hearth, radiator

SUN ROOM

Double glazed windows to three sides, tiled flooring, part double glazed PVC door to garden, vertical blinds

KITCHEN

Fitted range of base and wall mounted units with wood effect work surfaces, single drainer sink unit with tiled splashbacks, gas hob with oven and extractor, integrated fridge, radiator, tiled flooring, door to side passage

SIDE PASSAGEWAY

Doors to front and rear, storage cupboard, doors to utility and WC

UTILITY ROOM

Window to front, space for washing machine and fridge freezer, wall mounted combi boiler

GROUND FLOOR WC

Window to rear, low level WC

FIRST FLOOR

LANDING

Doors to rooms, double glazed window to side, built in cupboard, access to loft space

BEDROOM 1

Double glazed window to front, radiator, fireplace

BEDROOM 2

Double glazed window to rear, radiator, recessed wardrobe

BEDROOM 3

Double glazed window to front, radiator, built in cupboard

BATHROOM

Double glazed window to rear, panel bath with electric shower unit and screen, pedestal hand wash basin, low level WC. Radiator, wood effect flooring

EXTERNALLY

To the front a path leads to front door past an area laid to lawn with beech hedging. The path continues to the entry door to side passage and to one side there is a hardstanding for bins.

To the rear there is a patio terrace with a fitted pergola with outside lighting, step down onto an area of lawn with raised beds, space for shed.

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: B

Tenure: Freehold

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

Fixtures & Fittings: Carpets, vertical blinds, oven hob and extractor, integrated fridge

Broadband type & speeds available: Standard 3Mbps / Superfast 80Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 25' indicates All networks have signal outside and all have limited service indoors
Planning permission passed in the immediate area: None known

The property is not listed

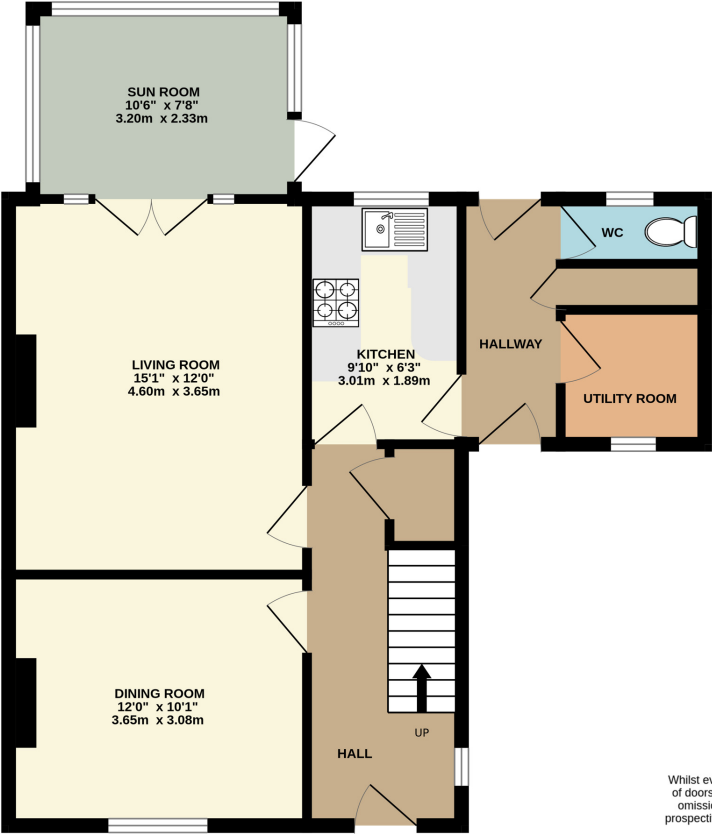
DIRECTIONS

From Cockermouth take the A66 towards Workington. Turn left to Brigham passing the church and follow the road round the right hand bend, continuing through Broughton Cross. Turn left to Greysouthen and follow the road through the village on Main Street. At the sharp right hand bend, continue round, passing the village hall on the right. The property will then be located on the left hand side of the road behind a green and layby.

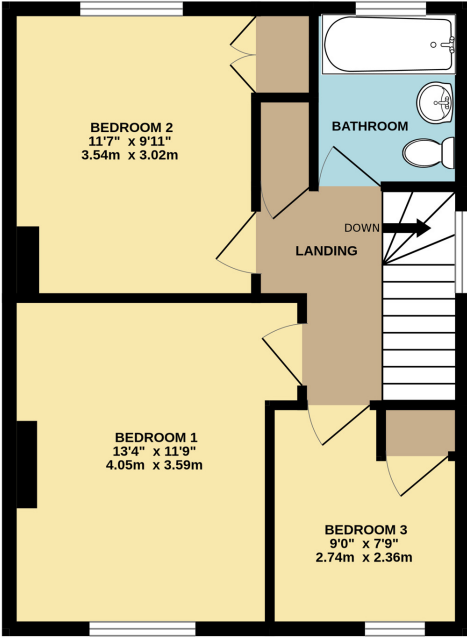




GROUND FLOOR
629 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 1078 sq.ft. (100.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		84
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		