



40 LIMETREE CRESCENT | COCKERMOUTH | CUMBRIA | CA13 9HW

PRICE £200,000





SUMMARY

Located in a highly sought after part of town with the hospital, leisure centre and High School all within walking distance, this semi detached bungalow is bound to sell fast! Offered chain free, the property includes an entrance hall, living room, modern fitted kitchen, two double bedrooms and a bathroom. There are lawned gardens to the front plus a productive garden at the rear with greenhouse and two sheds. A great opportunity to live in one of the best areas of town...

EPC band E

ENTRANCE VESTIBULE

A part glazed PVC door leads into vestibule with a part glazed door into hall

ENTRANCE HALL

Doors to rooms, access to loft space, radiator

LIVING ROOM

Double glazed window to front, radiator, gas fire with back boiler, coved ceiling

KITCHEN

Fitted in a modern range of base and wall mounted units with work surfaces, single drainer sink unit with splashback, gas hob with extractor, eye level oven, space for fridge freezer and washing machine, space for table and chairs, double glazed window to rear, double radiator, built in airing cupboard, wood style flooring

BEDROOM 1

Double glazed window to front, radiator

BEDROOM 2

Double glazed window to rear, radiator

BATHROOM

Double glazed window to rear, panel bath with electric shower unit, pedestal hand wash basin, low level WC. radiator, tiled walls



EXTERNALLY

The garden to front is laid to lawn with steps leading up from roadside, concrete seating area with side path to rear garden. The rear area includes a concrete patio area with outside tap, garden shed, steps lead up to an area laid to lawn with areas of planting, greenhouse and second 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

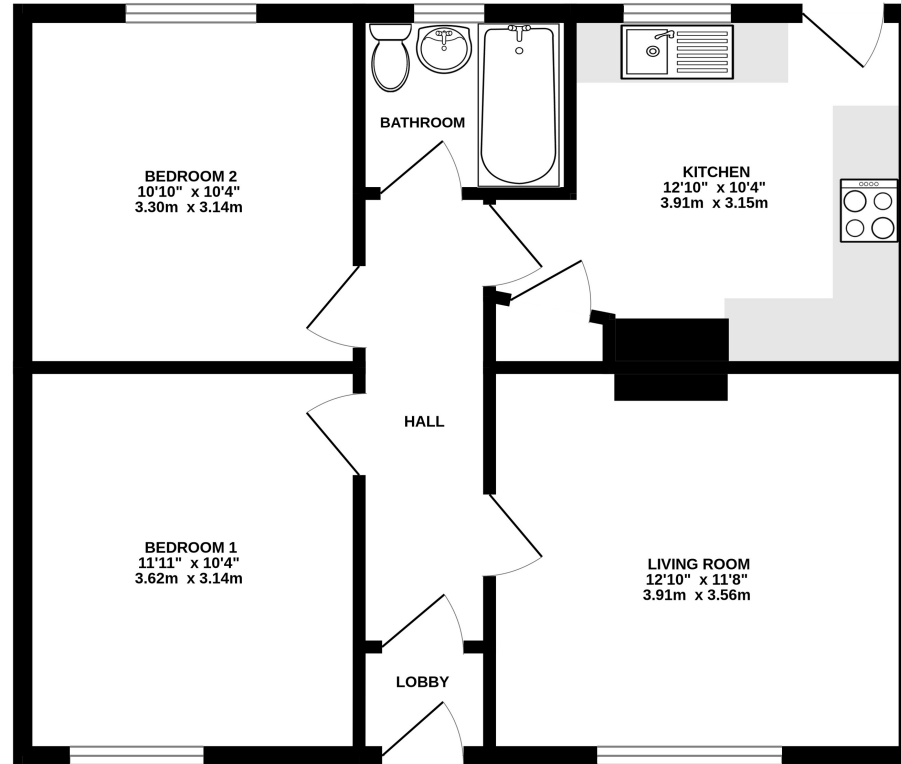
The property is not listed

DIRECTIONS

From the town centre head along Main Street towards the castle and hospital and continue up onto Castlegate. Pass the hospital and turn left before reaching the High School into Limetree Crescent where the property will be situated on the right hand side



GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA: 608 sq.ft. (56.5 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.

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58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			