



329 MOSS BAY ROAD | WORKINGTON | CUMBRIA | CA14 3TQ

PRICE £55,000



Lillingtons
Estate Agents



SUMMARY

Offered for sale with no onward chain, this terraced cottage style home will make a perfect buy for someone wanting to modernise and upgrade. Located at the far end of Moss Bay road, the property includes an entrance hall with opening to dining room, a separate living room, a kitchen and ground floor wet room, plus two double bedrooms to the first floor. There is a yard to the rear. Priced to reflect condition this should be snapped up quick...

EPC band TBC

GROUND FLOOR ENTRANCE HALL

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

DINING ROOM

Double glazed window to front

LIVING ROOM

Double glazed window to rear, under stairs cupboard, radiator, door to kitchen

KITCHEN

Double glazed window to side, fitted range of base and wall mounted units with work surfaces, single drainer sink unit, space for cooker and washing machine, tiled floor, door to lobby

LOBBY

A part double glazed door leads to yard, door to wet room, recess for fridge freezer

WET ROOM

Double glazed window to side, shower area with floor drain, electric shower unit, pedestal hand wash basin, low level WC. radiator, extractor fan

FIRST FLOOR LANDING

Doors to rooms

BEDROOM 1

Double glazed window to front, built in wardrobes, radiator

BEDROOM 2

A further double bedroom with double glazed window to rear, built in airing cupboard, radiator, built in cupboard

EXTERNALLY

The property benefits from an enclosed yard to rear.

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: A

Tenure: Assumed Leasehold

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

Fixtures & Fittings: Carpets

Broadband type & speed: Standard 10Mbps / Superfast 65Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates all providers have limited service indoors but all are ok for signal outdoors

Planning permission passed in the immediate area: None known

The property is not listed

DIRECTIONS

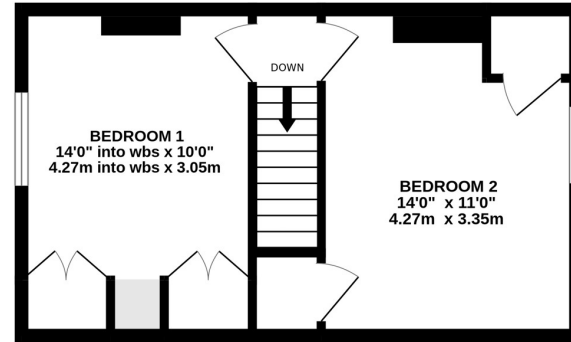
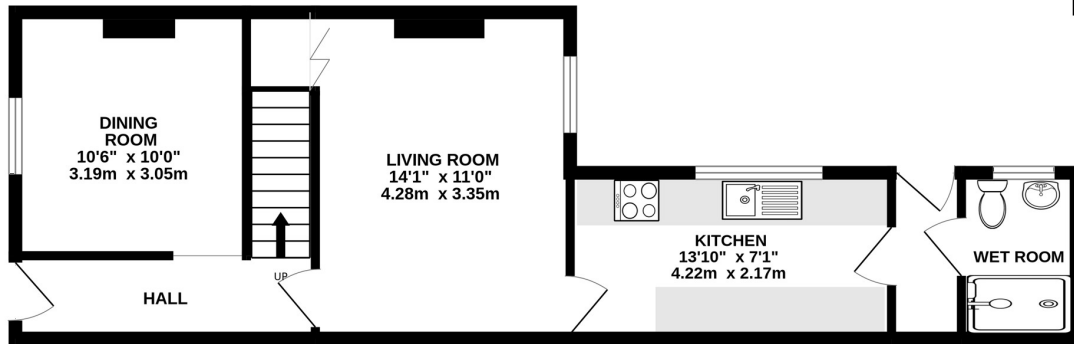
From the town centre proceed along Harringotn Road which becomes Mossbay Road. The property will be situated on the left hand side before reaching the roundabout for Westfield Drive





GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.

1ST FLOOR
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.6 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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www.lillingtons-estates.co.uk

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