



4 RIVERDALE DRIVE | COCKERMOUTH | CUMBRIA | CA13 9EL

PRICE £335,000





SUMMARY

Looking for the perfect downsize in the Gem Town of Cockermouth? Well take a good look because this one could be just right for you! This lovely detached bungalow has been extended to the rear, now including three bedrooms (or two plus a study) with the main bedroom having an en-suite shower room, a generous, enlarged, stylish kitchen with opening to a dining room, plus a lovely living room. There is still a reasonable garden despite the extension plus an integral garage with driveway to front. This ticks plenty of boxes and is offered for sale chain free.

EPC band C

ENTRANCE HALL

A part double glazed PVC door leads into hall with doors to rooms, double radiator, access to loft space, coved ceiling, built in cupboard

LIVING ROOM

Double glazed window to front, coved ceiling, double radiator

DINING ROOM

Open into the kitchen, space for table and chairs, double radiator, door to bedroom 1 and garage

KITCHEN

Housed in a rear extension and fitted in a modern range of base and wall mounted units with granite work surfaces, single drainer sink unit with splashback, electric hob with extractor fan, eye level oven and microwave, integrated fridge freezer and dishwasher, two pull out corner units, Velux window to side, double radiator, double glazed window to rear, part double glazed door to side into garden

BEDROOM 1

Housed in the rear extension with double glazed window to rear, radiator, wardrobe recess, door to en-suite

EN-SUITE SHOWER ROOM

Double glazed window to side, recessed shower enclosure with electric shower unit, hand wash basin with cupboard under, low level WC. Heated towel rail, extractor fan

BEDROOM 2

Double glazed window to front, double radiator, coved ceiling

BEDROOM 3

Double glazed window to rear, double radiator, coved ceiling

BATHROOM

Double glazed window to rear, P-shaped bath with curved screen and thermostatic shower unit, bowl style sink unit with cupboards under, hidden cistern WC. Heated towel rail, extractor fan, two tiled walls, tiled flooring



EXTERNALLY

To the front is a lovely garden area laid to lawn with hedge border and planted beds, path to front door, drive leading to garage and paths each side leading to rear garden. The rear garden is secluded and laid to lawn with flagstone type patio area, mature borders, summerhouse, outside tap.

Integral garage with motorised up and over door, power and light, space for washing machine, cupboards, radiator, personal door into dining room, wall mounted combi boiler.

ADDITIONAL INFORMATION

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

39a Station Street

Cockermouth

Cumbria

CA13 9QW

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 microwave, dishwasher, fridge freezer, summerhouse

Broadband type & speed: Standard 14Mbps / Superfast 80Mbps

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

Planning permission passed in the immediate area: None known

The property is not listed

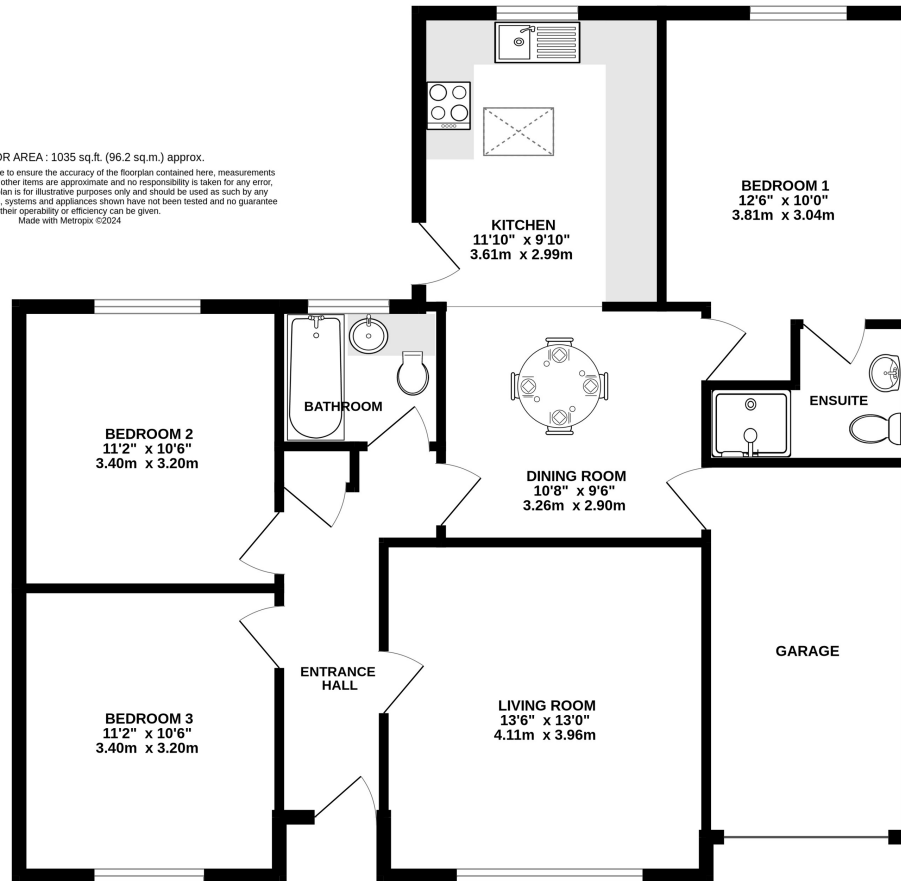
DIRECTIONS

From the office turn left onto Victoria Road and continue round the right hand bend onto Lorton Road. Turn right into Vicarage Lane and at the top of the rise bear left onto Simonscales Lane. turn right into Riverdale Drive and the property will be located on the right hand side.



GROUND FLOOR
1035 sq.ft. (96.2 sq.m.) approx.

TOTAL FLOOR AREA: 1035 sq.ft. (96.2 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

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			