



22 WILLOW LANE | COCKERMOUTH | CUMBRIA | CA13 9DP

PRICE £275,000





SUMMARY

A detached bungalow in a sought after location which is offered for sale chain free and includes a double aspect living room, fitted kitchen/dining room, two double bedrooms and fitted bathroom. There is plenty of parking to the front and a garage to the side. The gardens wrap around the property and include pond and sheds. A great place to call home in a very popular part of town.

EPC band TBC

ENTRANCE HALL

A part glazed door leads into hall with window beside, doors to rooms, double radiator, access to loft space, built in cupboard housing combi boiler

LIVING ROOM

Double glazed windows to front and side, electric fire, two radiators, coved ceiling

KITCHEN/DINING ROOM

Double glazed window to rear, part double glazed door to side, fitted base and wall mounted units with work surfaces, single drainer sink unit, space for fridge freezer, cooker, washing machine, tumble dryer, space for table and chairs, double radiator

BEDROOM 1

Double glazed sliding patio doors to garden, double glazed window to side, double radiator

BEDROOM 2

Double glazed window to front, built in wardrobes, cupboard over bed and bedside tables, double radiator

BATHROOM

Double glazed window to rear, panel bath with electric shower unit, pedestal hand wash basin, low level WC. Extractor fan, chrome towel rail

EXTERNALLY

The property sits on a corner plot with gardens to three sides. There is an area of lawn to front and side with a drive leading to garage and step up to front door. Side access to rear garden. The main garden lies to side and rear and includes lawn, ornamental pond, flower beds and sheds. Single garage with up and over door

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, garden shed

Broadband type & speeds available: Standard 15Mbps / Superfast 77Mbps

Mobile reception: Data retrieved from Ofcom dating back to November 24' indicates O2 has service indoors but the rest have limited service. All providers have signal outdoors.

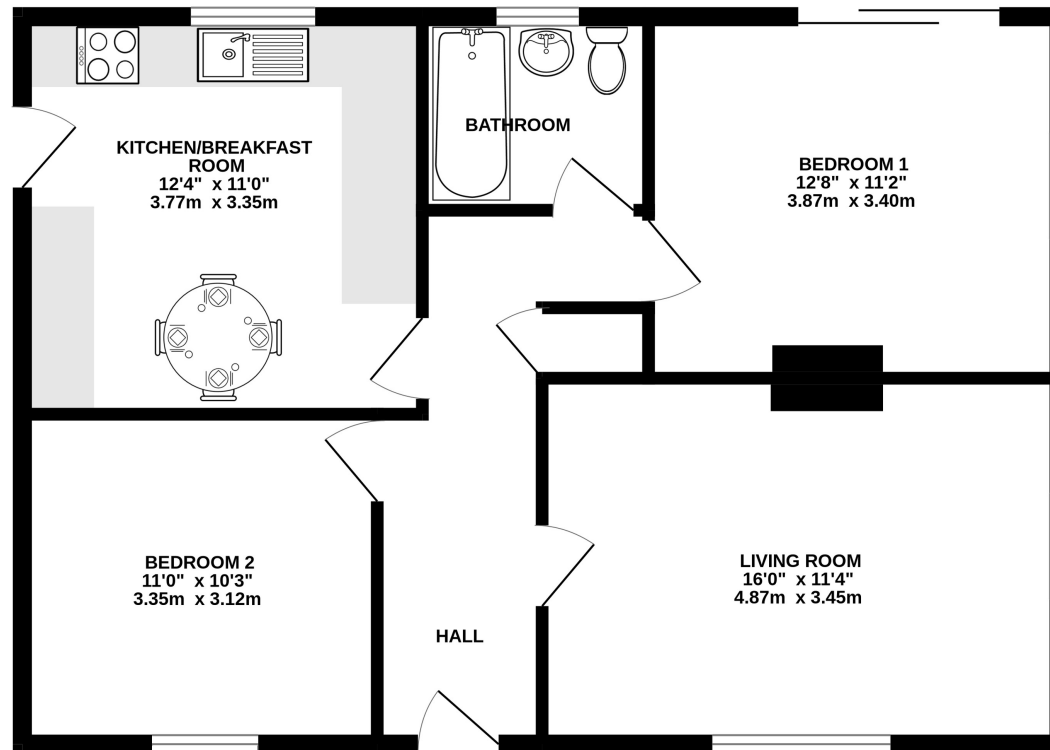
Planning permission passed in the immediate area: None known
The property is not listed

DIRECTIONS

From the branch turn left by Mitchells onto Lorton Road and follow round the sharp right hand bend. Take the 4th right turn into Towers Lane and then turn immediately right into Sunscapes Avenue which becomes Willow Lane. The property will be located on the left hand side just after the right hand bend in the road.



GROUND FLOOR
715 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA : 715 sq.ft. (66.4 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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