



8 CONISTON PARK | CLEATOR MOOR | CUMBRIA | CA25 5QF

PRICE £220,000





SUMMARY

We have been bowled over by this fantastic detached home which has just undergone a full refurbishment and is offered for sale in absolutely stunning condition. The property is well located for work options at the West Cumberland Hospital, local schools and Sellafield and is also only 1 mile from the famous C2C cycleway plus 2 miles from the Lake District National Park boundary. The stylish property includes a hall with useful ground floor WC, a spacious living room, a lovely dining area with panelled feature wall and French doors to garden, a newly fitted kitchen with integrated appliances, three bedrooms, two with built in wardrobes, a modern newly installed bathroom and a wonderful enclosed rear garden with lawn and generous decking. There is a single garage to the side with power door and a driveway for at least two vehicles. Only viewing will demonstrate the effort the owners went to in order to create this wonderful home

EPC band D

GROUND FLOOR ENTRANCE HALL

A part glazed composite front door leads into hall with doors to WC and living room, coved ceiling, wood style flooring

GROUND FLOOR WC

Double glazed window to side with blinds, low level WC, hand wash basin with cupboard under, double radiator, wood style flooring

LIVING ROOM

Double glazed window to front with blinds, stairs to first floor, under stairs storage cupboard, electric fire with downlighters, coved ceiling, wood style flooring, opening to dining room

DINING ROOM

Panelled feature wall, double radiator, space for table and chairs, coved ceiling, double glazed French doors to garden, wood style flooring, open to kitchen

KITCHEN

Newly fitted in a stylish range of base and wall mounted units with work surfaces, unit downlighting, single drainer sink unit with splashback, electric hob with oven and extractor, integrated fridge freezer, and 9kg washing machine, double glazed window to rear with blinds, wood style flooring

FIRST FLOOR LANDING

Double glazed window to side with blinds, doors to rooms, double radiator, over stairs cupboard housing combi boiler, coved ceiling, access to loft space

BEDROOM 1

Double glazed window to front with a view towards Dent and fitted blinds, built in wardrobes to one wall with sliding doors, double radiator, coved ceiling

BEDROOM 2

Double glazed window to rear with blinds, double radiator, built in wardrobes with sliding doors, coved ceiling

BEDROOM 3

Double glazed window to rear with blinds, double radiator, coved ceiling

FAMILY BATHROOM

Newly fitted to include a panel bath with thermostatic twin head shower unit and screen, hand wash basin and hidden cistern WC in vanity style unit, tiled walls, chrome towel rail, double glazed window to front with blinds, coved ceiling, cushion flooring

EXTERNALLY

The property enjoys a generous plot and is well set back from the road. A drive for two vehicles leads to garage plus side gate into rear garden and a path leads to front door. Area to the front laid to lawn. The rear garden is enclosed and includes a large paved patio to the side of house, a generous decking area and an area of lawn with raised border to the rear.

Single garage with motorised up and over door, window to rear, power and light connected.

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: 01946 590412

whitehaven@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 fridge freezer and washing machine, window blinds

Broadband type & speeds available: Standard 14Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to November 24' indicates EE has no service and other networks have limited signal indoors.

All providers have service outside

Planning permission passed in the immediate area: None known

The property is not listed

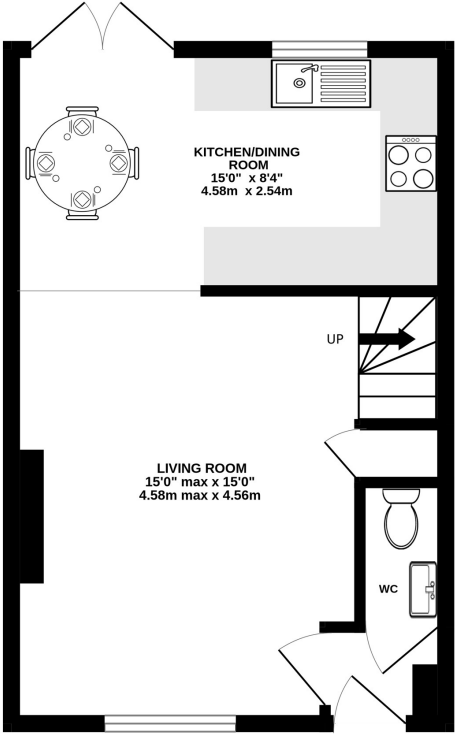
DIRECTIONS

From Whitehaven head out through Hensingham passing the swimming pool and continue to Cleator Moor. Before reaching the petrol station and Co-op turn right into Coniston Park and the property will be located on the right hand side.

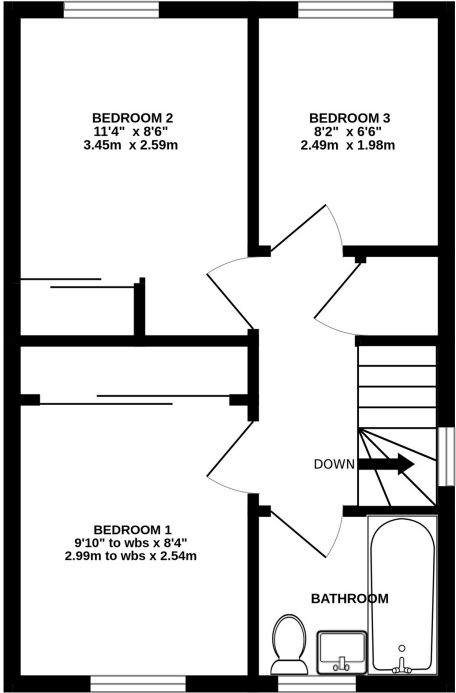




GROUND FLOOR
344 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.5 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 not 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.

Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	64	81		
A				
(81-91)				
B				
(69-80)				
C				
(55-68)				
D				
(39-54)				
E				
(21-38)				
F				
(1-20)				
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				