



23 KEATS DRIVE | EGREMONT | CUMBRIA | CA22 2EY

PRICE £120,000





SUMMARY

We are loving this end terrace family home which is tucked nicely away off the road and has the rare benefit of a single garage at the rear in addition to gated inset parking! The home is well maintained and offers some great features, including a multi fuel stove in the living/dining room, a generous fitted kitchen with space for American Fridge/Freezer, a rather cool looking gaming room (bed 2) in addition to two other bedrooms and a modern fitted bathroom. This ticks plenty of boxes for a first home or affordable family home and is sure to get good interest so book your early viewing quick!

EPC band D

GROUND FLOOR

ENTRANCE HALL

A part double glazed PVC door leads into hall with double glazed picture window beside, doors to rooms, stairs to first floor, wood style flooring

LIVING/DINING ROOM

A double aspect room with double glazed window to front and sliding double glazed patio doors to rear, multi fuel stove set into chimney breast, two double radiators, coved ceiling, wood style flooring

KITCHEN

Fitted in a range of base and wall mounted units with work surfaces, single drainer sink unit with flexi-tap, electric hob with Neff oven and extractor, space for American style fridge freezer, washing machine and tumble dryer, double glazed window to rear, part glazed door to garden, under stairs storage cupboard, double radiator, coved ceiling, tiled flooring.

FIRST FLOOR

LANDING

Doors to rooms, access to loft space, built in storage cupboard, cupboard with sliding doors housing combi boiler

BEDROOM 1

Double glazed window to front, radiator, built in wardrobe with sliding doors

BEDROOM 2

Double glazed window to rear, radiator, stylish wood panelling to two walls

BEDROOM 3

Double glazed window to front, radiator

BATHROOM

Two double glazed windows to rear, P-shaped bath with twin head thermostatic shower unit, hand wash basin with cupboard under, low level WC. Tiled walls and flooring, towel rail

EXTERNALLY

The front of the property faces a walkway with an open grass frontage and path to front door. The rear garden is enclosed and includes patio, lawn, borders and wood store. Inset parking behind metal gates. 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: 01946 590412

whitehaven@lillingtons-estates.co.uk

Council Tax Band: A

Tenure: Freehold

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

Fixtures & Fittings: Carpets, oven hob and extractor

Broadband type & speeds available: Standard 16Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 25' indicates EE has variable signal outside and none indoors, Vodafone and 3 have good signal outside but limited indoors. O2 has good signal outside and variable indoors.

Planning permission passed in the immediate area: None known

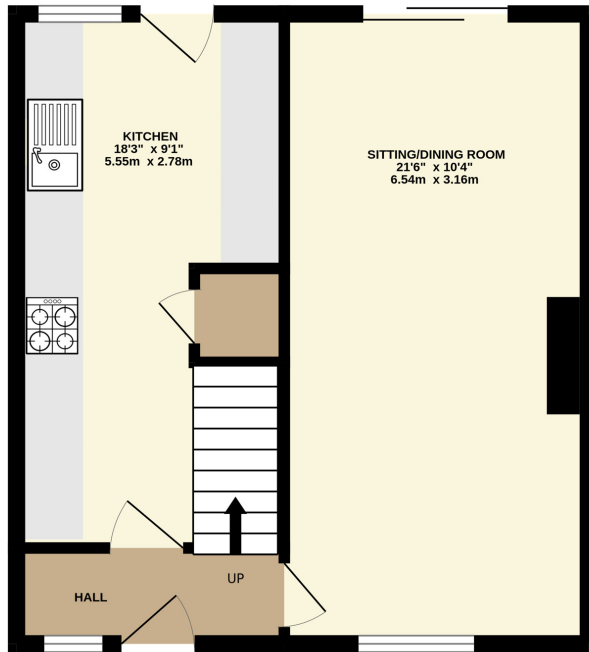
The property is not listed

DIRECTIONS

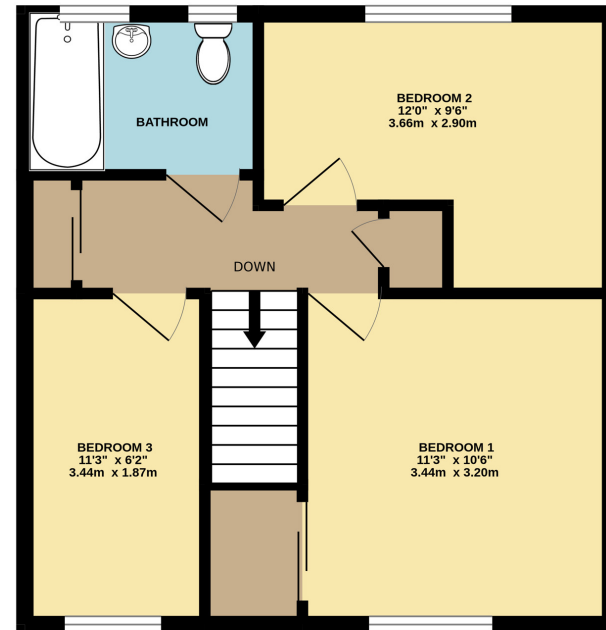
From Whitehaven head south on the A595 passing Bigrigg and on to Egremont. Turn right at the first roundabout onto Howbank Road and turn right into Gillfoot road. At the mini roundabout turn right into Smithfield Road and follow round the left hand bend onto Croadalla Avenue. Take the second right turn into the back of Keats Avenue and the rear of the property will be located on the right, distinguishable by the garage.



GROUND FLOOR
414 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 829 sq.ft. (77.0 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.
Made with Metropix ©2025

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.

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	65	78