



12 CRAIKA ROAD | DEARHAM | MARYPORT | CUMBRIA | CA15 7EH

PRICE £79,000







## SUMMARY

This charming little house in Dearham is sure to inject some colour into your life! Offered chain free, the property features include a first floor study area, a handy first floor bathroom, a garden room to the rear of the kitchen and a rear garden. In addition there is a decent size living room, fitted kitchen, first floor bedroom and top floor attic bedroom where the fells can be spotted from the Velux window at the front. A great place to call home!

EPC band E

## GROUND FLOOR ENTRANCE

A part double glazed door leads into living room

## LIVING ROOM

Double glazed window to front, fireplace recess, double radiator, stairs to first floor, coved ceiling, opening into kitchen

## KITCHEN

Fitted range of base and wall mounted units with work surfaces, single drainer sink unit, 5 ring gas hob with oven and extractor, integrated fridge freezer, tiled flooring, double radiator, part glazed door to sun room

## SUN ROOM

Double glazed window to rear, polycarbonate roof, wall mounted combi boiler, double glazed door to exterior, space for washing machine, tiled flooring

## FIRST FLOOR LANDING WITH STUDY AREA

A generous landing area with space for study desk, double glazed window to rear with views over fields, double radiator, doors to bedroom 1 and bathroom, stairs up into attic room

## BEDROOM 1

Double glazed window to front, double radiator

## BATHROOM

Double glazed window to rear, panel bath with thermostatic shower unit and screen, pedestal hand wash basin, low level WC. Chrome towel rail, extractor fan, double radiator, part tiled walls.

## SECOND FLOOR ATTIC BEDROOM

Vaulted ceiling with Velux window to front and view to the fells over rooftops, double radiator

## EXTERNALLY

The property benefits from a rear garden with lawn and mature bushes. This required some tending but will be a great space once under control.

## 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: A

Tenure: Freehold

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

Fixtures & Fittings: Oven hob and extractor, integrated fridge freezer

Broadband type & speeds available: Standard 3Mbps / Superfast 71Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates EE has signal indoors but others have limited service. All networks have signal outside

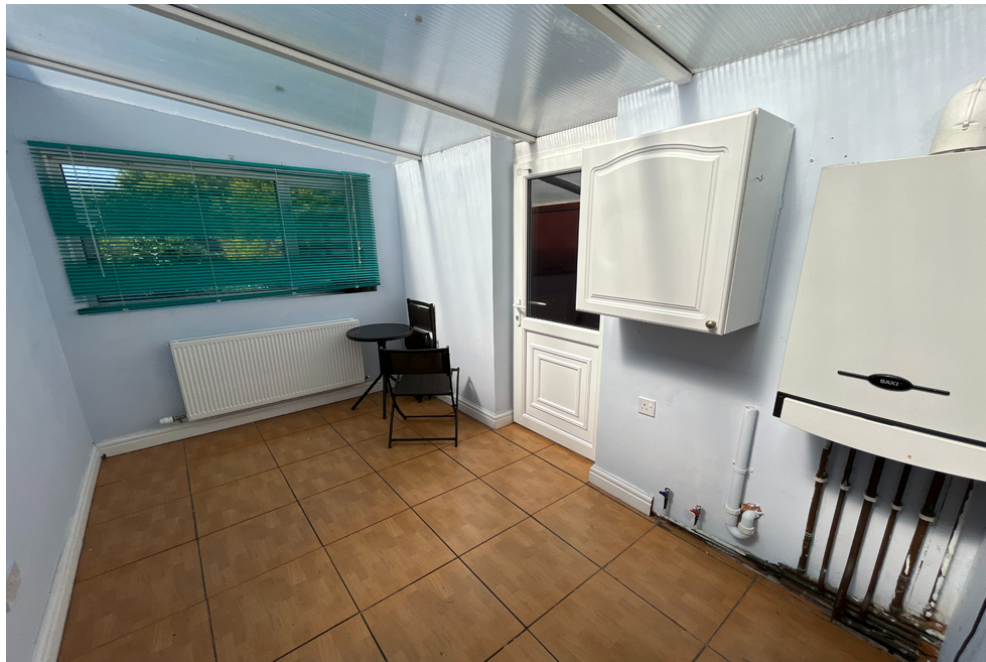
Planning permission passed in the immediate area: None known

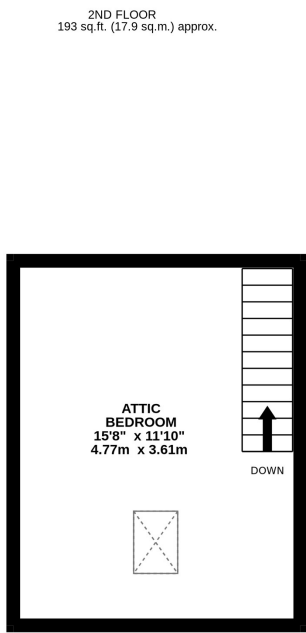
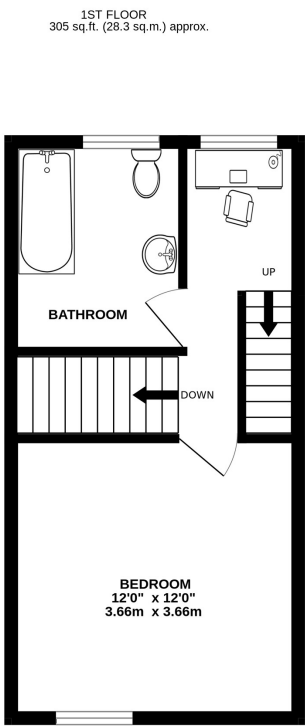
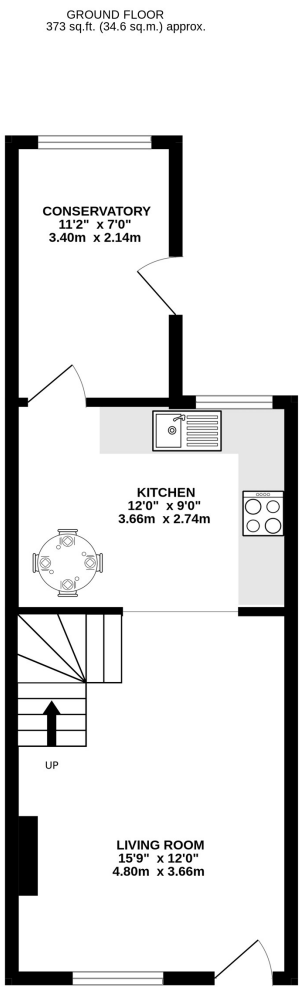
The property is not listed

## DIRECTIONS

From Cockermouth take the A594 north towards Maryport passing through Dovenby. Once in Dearham take a left turn at the crossroads onto Craika Road and the property will be located on the right hand side.







TOTAL FLOOR AREA : 870 sq.ft. (80.9 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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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+) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		