



3 HIGH ROAD | THORNHILL | EGREMONT | CUMBRIA | CA22 2RR

PRICE £140,000



Lillingtons
Estate Agents



SUMMARY

This stunning refurbished semi detached property in Thornhill will make a great family home as it is perfectly situated for access to Sellafield for work plus the facilities in the market town of Egremont, is offered in great condition throughout and provides stylish, on-trend open plan living accommodation. The property now includes an entrance hall, the open plan living/dining/kitchen with stylish tiled floor and a quality kitchen with centre island, breakfast bar and fitted appliances, a ground floor WC, three bedrooms and a modern fitted shower room. There are views to the rear towards the sea and Isle of Man and the gardens are laid with stone type paving and ramps to be low in maintenance and accessible on foot or by bike. A really great place to call home!

EPC band D

GROUND FLOOR ENTRANCE HALL

A part glazed PVC door leads into hall which is now open into the living room. Double radiator, stairs to first floor, tiled flooring

LIVING/KITCHEN/DINING ROOM

The ground floor has been opened up into one generous area with a striking tiled floor. The living area includes a double glazed window to front, double radiator, chimney feature with wall mounted TV point. The kitchen area is fitted with a comprehensive range of base and wall mounted units with centre island and granite work surfaces, inset sink unit with flexi tap, pop up power socket, integrated Neff dishwasher, breakfast bar with space for stools, space for American fridge freezer, 5 ring gas hob with extractor and eye level oven and microwave. Two double glazed windows to rear, stylish tiled flooring, part glazed PVC door to garden, door to WC, under stairs cupboard with double glazed window to side and wall mounted combi boiler.

GROUND FLOOR WC

Double glazed window to rear, low level WC, hand wash basin with cupboards under, extractor fan, tiled flooring

FIRST FLOOR LANDING

Doors to rooms, double glazed window to side, storage cupboard, access to loft space

BEDROOM 1

Double glazed window to rear with a view towards the Isle of Man, built in wardrobes along one wall, radiator

BEDROOM 2

Double glazed window to front, double radiator, wood style flooring

BEDROOM 3

Double glazed window to rear with a view towards the sea, double radiator, ,



SHOWER ROOM

Double glazed window to front, double shower enclosure with thermostatic twin head shower unit, hand wash basin with cupboards under, low level WC. Tiled walls and flooring, radiator

EXTERNALLY

The property benefits from a decent plot which is low maintenance in nature. A gated entrance leads to a large hardstanding to the front laid with stone type paving and providing access to front door. A generous side access with ramp leads to the rear garden with steps leading up to back door. This back area is also laid to stone type paving and is perfect for entertaining. A step leads down from here to a grassed area with garden shed.

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, microwave

Broadband type & speed: Standard 8Mbps / Superfast 80Mbps

Known mobile reception issues: All UK providers ok

Planning permission passed in the immediate area: None known

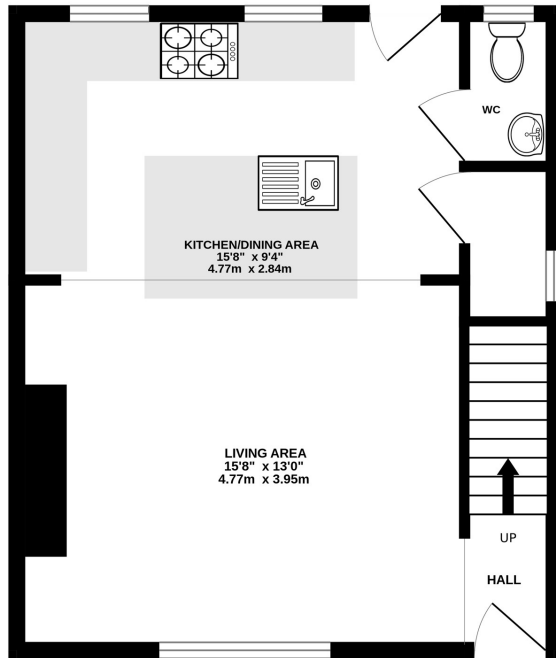
The property is not listed

DIRECTIONS

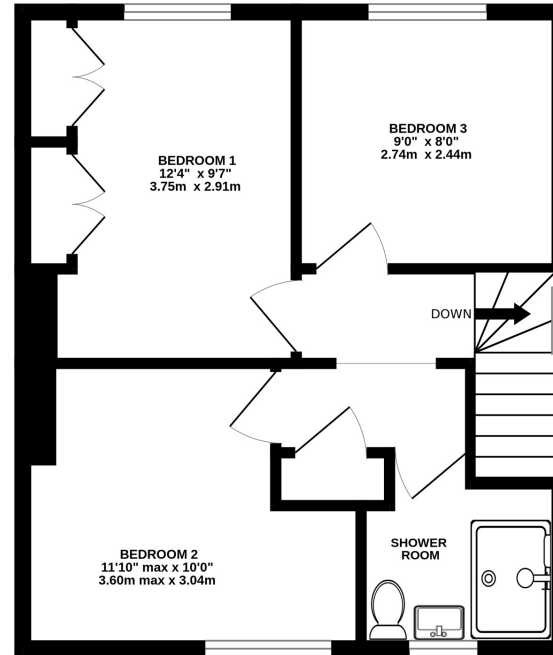
From Whitehaven head south on the A595 passing Bigrigg and Egremont. After the passing lane ends turn right into Thornhill and turn right at the first crossroads into High Road. The property will be situated on the left hand side.



GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 821 sq.ft. (76.3 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.

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	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			