



7 SPEDDING CLOSE | EGREMONT | CUMBRIA | CA22 2DA

PRICE £245,000





SUMMARY

It is a rare thing to come across one of these super detached bungalows in Spedding Close. Always popular, they are generously proportioned and include 'proper' garages allowing you to store and work on your car if desired. This property also sports a lovely conservatory off the living room and is offered for sale chain free. The accommodation includes a decent size hallway, a modern living room with French doors leading to the conservatory, a generous fitted kitchen/dining room, a main bedroom with plenty of space for wardrobes, a double aspect second bedroom and a bathroom large enough for both a bath plus separate shower. The lawned garden to the front is easy to maintain and the rear garden is paved to be low maintenance. If you are looking for a downsize and want a nice cul de sac position then this one might be for you...

EPC band TBC

ENTRANCE HALL

A part double glazed PVC door leads into hall with radiator, access to loft space, doors to rooms, double coat cupboard, double linen cupboard with radiator

LIVING ROOM

Double glazed French doors lead to conservatory with two pictures windows beside, double radiator, coved ceiling, electric fire with surround and hearth

CONSERVATORY

Double glazed windows to three sides, polycarbonate roof with blinds, tiled flooring, two double radiators, double glazed French doors to garden

KITCHEN/DINING ROOM

A generous open plan room fitted in a modern range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splashback, gas hob with oven and extractor, integrated fridge freezer, double glazed window to side,. Open to dining area with space for family table and chairs, double radiator, double glazed window to rear.

BEDROOM 1

A double bedroom with double glazed window to front, radiator

BEDROOM 2

A double aspect bedroom with double glazed windows to front and side, radiator

BATHROOM

Double glazed window to side, panel bath with shower attachment, separate shower enclosure with electric shower unit, pedestal hand wash basin, low level WC. Double radiator, extractor fan, tile effect flooring

EXTERNALLY

To the front of the property there is a patch of lawn with borders plus a double width block paved drive leading to garage and to the front door, side access gate to rear garden.

The rear garden is enclosed and paved to each side of the conservatory, with a raised perimeter border.

Single garage 12'6" wide with up and over electric door, wall mounted combi boiler, double glazed window to rear, water, power and light connected, personal door to rear.

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

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

Mobile reception: Data retrieved from Ofcom dating back to July 25' indicates All networks have signal outside and indoors except EE which is limited inside and Vodafone which is variable indoors.

Planning permission passed in the immediate area: None known

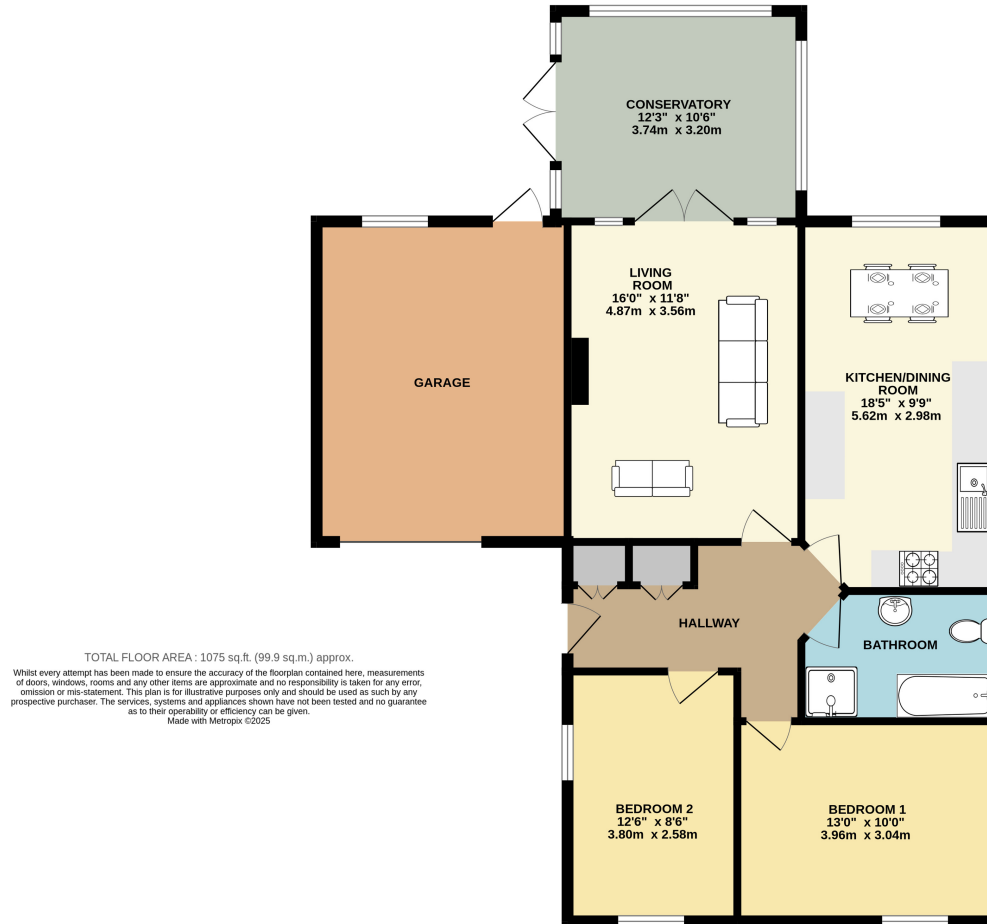
The property is not listed

DIRECTIONS

From Whitehaven head south on the A595 passing Bigrigg and on to Egremont. Cross the first roundabout and turn left at the second into East Road. Take the second left into Spedding Close and follow the cul de sac round to the right where the bungalow will be located at the head on the right.



GROUND FLOOR
1075 sq.ft. (99.9 sq.m.) approx.



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.

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