



2 HIGHFIELD ROAD | CLEATOR MOOR | CUMBRIA | CA25 5NT

PRICE £105,000





SUMMARY

This semi detached home is well located for all the town centre facilities in Cleator Moor and is offered for sale with no onward chain. Perfect for a buyer who is happy to put their own stamp on their home over time, the property includes an entrance hall, a generous living room, fitted kitchen/dining room and a useful utility room. There are three bedrooms to the first floor plus a shower room with separate WC. The gardens lie to the front and rear and are low maintenance in nature with residents parking available at the rear. A good house at a sensible price!

EPC band TBC

GROUND FLOOR ENTRANCE HALL

A PVC front door with double glazed window beside leads into hall with door to living room, stairs to first floor

LIVING ROOM

Double glazed window to front with blinds, wall mounted gas fire, double radiator, door to kitchen

KITCHEN/DINING ROOM

Double glazed window to rear, fitted range of base and wall mounted units with wood effect work surfaces, single drainer sink unit, electric cooker with extractor, built in cupboard, under stairs storage cupboard, space for table and chairs, door into utility room

UTILITY ROOM

Wall mounted combi boiler, space for washing machine and fridge freezer, part glazed PVC door to garden, useful storage cupboard

FIRST FLOOR LANDING

Doors to rooms, access to loft space

BEDROOM 1

Double glazed window to front with blinds, recess for wardrobes, radiator, built in cupboard

BEDROOM 2

Double glazed window to rear with blinds, radiator

BEDROOM 3

Double glazed window to front with blinds, stair bulkhead, radiator

SHOWER ROOM

Double glazed window to rear, walk-in shower enclosure with electric shower unit, hand wash basin with cupboards under, tiling to splash areas



SEPARATE WC

Double glazed window to rear, low level WC

EXTERNALLY

The property enjoys a good frontage with garden area laid with stone chippings and path to front door. Side access to rear garden. The rear garden is paved to be low maintenance and includes planted borders plus a rear access gate onto cul de sac with a residents parking area

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, blinds, cooker

Broadband type & speed: Standard 17Mbps/Superfast 80 Mbps

Known mobile reception issues: no coverage for EE, O2 & Vodafone possible data issues

Planning permission passed in the immediate area: None known

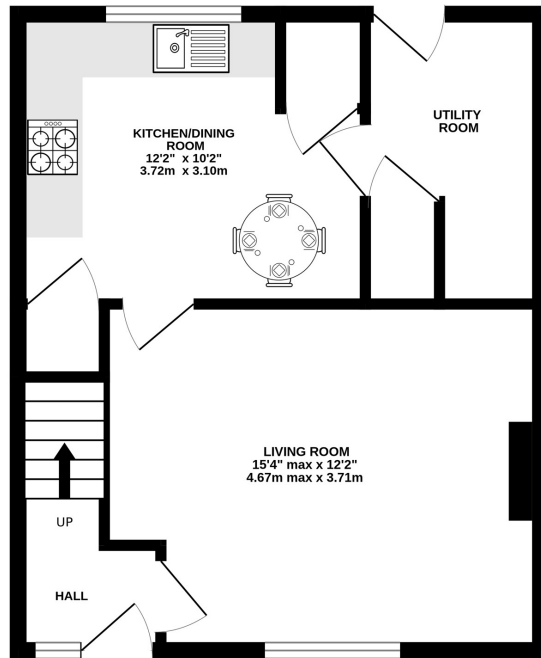
The property is not listed

DIRECTIONS

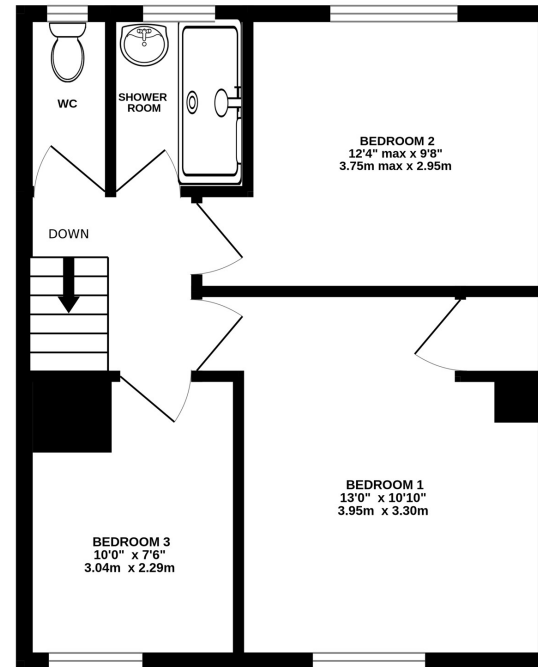
From Whitehaven head out through Hensingham passing the swimming pool and onto to Cleator Moor. Once in the town centre turn right into Jacktrees Road and then 4th left into Highfield Road. Take the first cul de sac on the right hand side and the rear of the property will be situated on the left.



GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.6 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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