



29 ASHLEY WAY | EGREMONT | CUMBRIA | CA22 2JT

OFFERS OVER £200,000





SUMMARY

This lovely detached bungalow occupies a corner plot within this popular modern development and is offered for sale in excellent order throughout. Sporting a generous conservatory, this three bedroom home also includes an entrance hall, living room, separate dining room, modern kitchen with separate utility, an en-suite to the main bedroom and two additional bedrooms with family bathroom. The garage has been subdivided into two storage rooms (but can be easily converted back) and there is parking to the front, plus gardens to front and rear. Three bedroom bungalows are a rare find, so don't miss your opportunity to snap this one up!

EPC band D

ENTRANCE HALL

A double glazed front door with window beside leads into an L-shaped hall with doors to rooms, built in cupboard, radiator, dado rail, coved ceiling, access to loft space

LIVING ROOM

Double glazed window to front, gas living flame fire with surround and hearth, double radiator, dado rail, coved ceiling, wood style flooring

DINING ROOM

Sliding double glazed patio doors lead into conservatory, space for table and chairs, radiator, dado rail, coved ceiling, door to kitchen

CONSERVATORY

Double glazed construction with polycarbonate roof, French doors lead into garden, wood style flooring

KITCHEN

Double glazed window to rear, fitted range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splashback, gas hob with eye level oven and microwave, space for dishwasher, double radiator, coved ceiling, door to utility room

UTILITY ROOM

Range of base units with single drainer sink unit, tiled splashback, space for washing machine, wall mounted boiler, radiator, double glazed window to rear, part double glazed door to garden, personal door to garage

BEDROOM 1

Double glazed window to rear, radiator, dado rail, coved ceiling, door to en-suite

EN-SUITE

Double glazed window to side, shower enclosure with thermostatic shower unit, hand wash basin, hidden cistern WC. Storage cupboard, stone type wall tiling, extractor fan



BEDROOM 2

Double glazed window to front, radiator, built in range of wardrobes with pelmet lighting, wood style flooring

BEDROOM 3

Double glazed window to front, radiator, coved ceiling, wood style flooring

BATHROOM

Recess housing panel bath with shower attachment, hand wash basin with cupboards under and work surface, low level WC. Double glazed window to side, extractor fan, coved ceiling, built in cupboard, tiled walls and flooring

EXTERNALLY

The property occupies a corner plot with a garden laid to lawn, various planted areas, drive to garage, access gate to rear garden, path to front door.

The rear garden is enclosed and includes a patio area plus lawn and various planted areas.

The garage has been subdivided into two useful storage rooms, but still retaining the up and over door, personal door to utility, power and light

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: D

Tenure: Freehold

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

Fixtures & Fittings: Carpets, oven hob and extractor

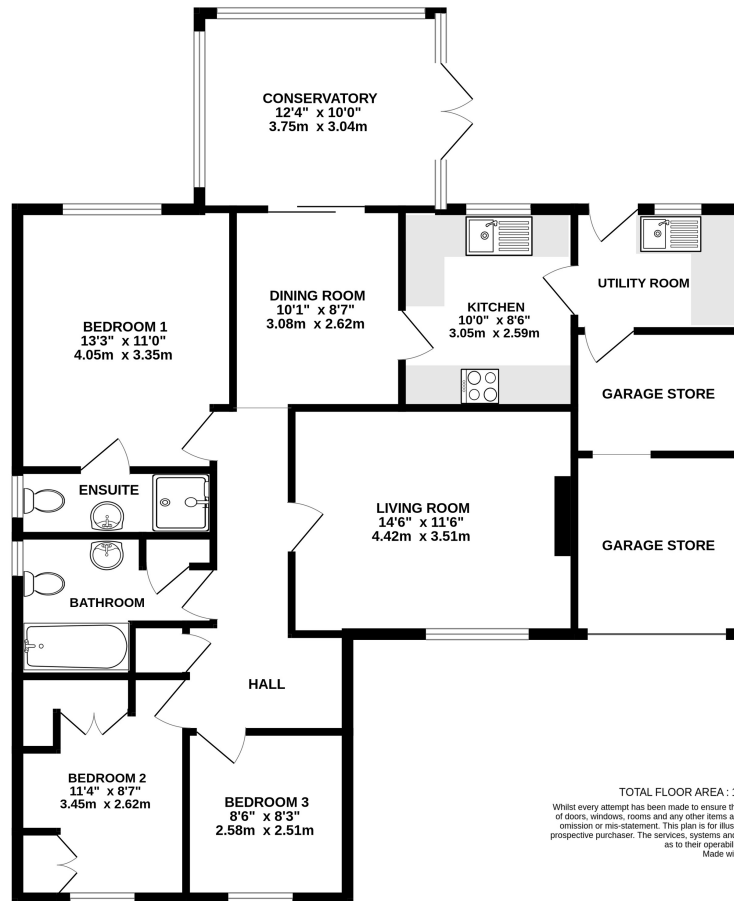
The property is not listed

DIRECTIONS

From Whitehaven head south on the A595 passing Bigrigg to Egremont. Cross the first roundabout and turn right at the second into Main Street. At the war memorial turn right heading downhill and continue to follow the road onto Greendykes. Turn right into Ashley Way before leaving the town and follow the road round to the left. The property will be situated on the left hand side by the next bend in the road.



GROUND FLOOR
1146 sq.ft. (106.5 sq.m.) approx.



TOTAL FLOOR AREA: 1146 sq.ft. (106.5 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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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			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			