



81 NEWLANDS PARK | DEARHAM | MARYPORT | CUMBRIA | CA15 7ED

PRICE £225,000





SUMMARY

Wow... This semi detached bungalow really does provide some surprises! Benefitting from a large rear extension, plus a sun room to the side, the property now boasts three double bedrooms and includes a living room with access to the sun room with insulated roof, a separate dining room, a stylish modern kitchen, a handy shower room and the three bedrooms, one which is houses in the rear extension. Externally there is a handy solar install, wrap-around gardens plus a single garage and drive. There is a lot to get excited about here...

EPC band C

ENTRANCE PORCH

A part double glazed door leads into porch with double glazed windows to front and side, part glazed door into hall

ENTRANCE HALL

Doors to rooms, dado rail, coved ceiling, double radiator, access to loft space

LIVING ROOM

Double glazed window to front, gas fire with surround and hearth, double radiator, coved ceiling, part glazed door to sun room

SUN ROOM

Double glazed windows to three sides, insulated roof, double radiator, window blinds, part double glazed door to rear

DINING ROOM

Double glazed French doors to side into garden, space for table and chairs, double radiator, linen cupboard with radiator, coved ceiling, wood style flooring, door to kitchen

KITCHEN

A double aspect room with double glazed window to either side, fitted modern range of base and wall mounted units with work surfaces, distinctive forest scene splashback, single drainer sink unit, electric cooker and extractor, space for fridge and washing machine, double radiator, coved ceiling, tile effect flooring, door to rear lobby

REAR LOBBY

A part double glazed door to side leads into garden, door to bedroom 1, coat cupboard

BEDROOM 1

Housed in the rear extension with double glazed window to side with blinds, double radiator, built in cupboard with combi boiler, coved ceiling

BEDROOM 2

Double glazed window to front, double radiator, coved ceiling, built in wardrobes with sliding doors

BEDROOM 3

Double glazed window to rear, built in wardrobes along one wall with sliding doors, double radiator, coved ceiling

SHOWER ROOM

Double glazed window to rear, double shower enclosure with thermostatic shower unit, hand wash basin with cupboards under, , hidden cistern WC, double radiator, tiled walls and flooring

EXTERNALLY

The property occupies a large wrap-around plot with gardens to three sides. the front is accessed via a path from the road side and is not enclosed, being laid to lawn with path to front door. To the side is a patio style garden with planted flower beds and bushes and a path from here leads round the outside of the rear extension to a low maintenance courtyard area at the other side with storage shed. The path continues to follow the plot perimeter to a single garage with up and over door plus an off road parking space.

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: B

Tenure: Freehold

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

Fixtures & Fittings: Carpets, cooker and extractor, garden shed

Broadband type & speeds available: Standard 7Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating July 25' indicates EE has good signal indoors and out. O" and Vodafone have signal outside but variable indoors. 3 has no signal indoors and variable outside

Planning permission passed in the immediate area: None known

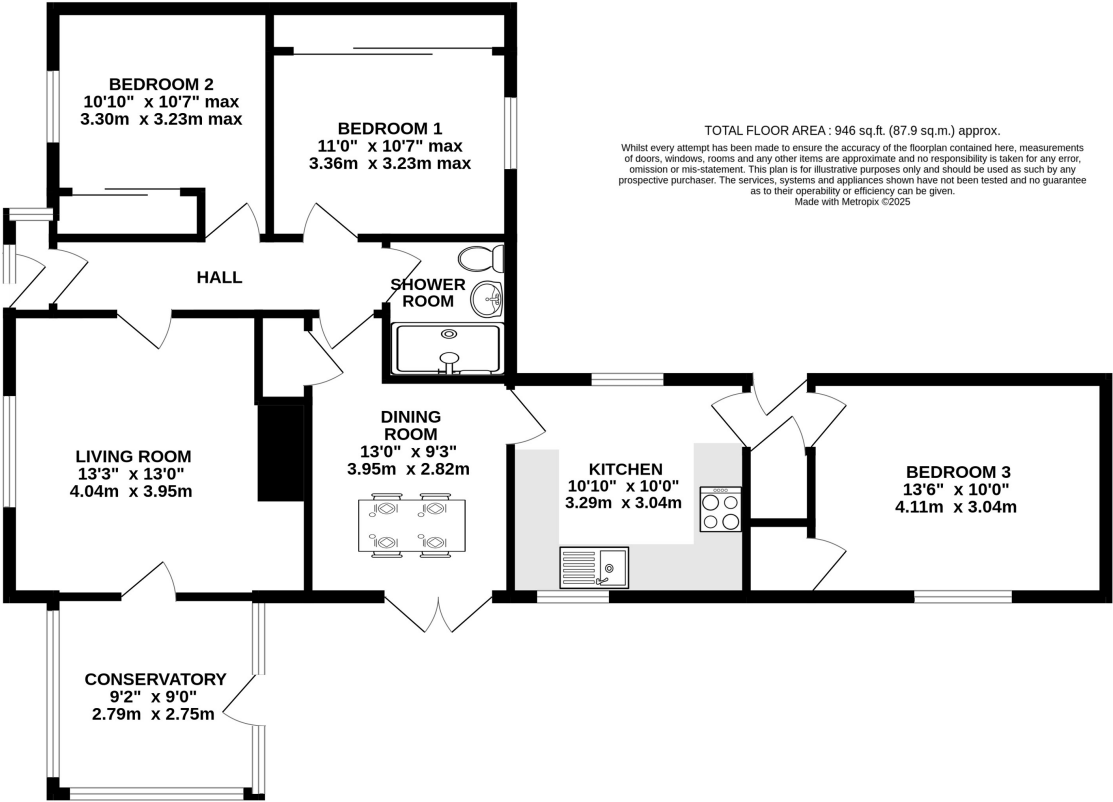
The property is not listed

DIRECTIONS

From Cockermouth take the A594 towards Maryport, passing through Dovenby and continuing to Dearham. Pass the Pie shop and the BP petrol station and turn right into Newlands Park. The property will be situated on the right hand side of the cul de sac set back from the roadside.



GROUND FLOOR
946 sq.ft. (87.9 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	76	94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	