



66 KINGS DRIVE | EGREMONT | CUMBRIA | CA22 2LB

PRICE £140,000





SUMMARY

We are really impressed with this fantastic end terrace family home which is located in the corner of a cul de sac and benefits from an attached garage with plenty of parking - very rare to find in this area! The property is in great order and will make a wonderful home, including an enlarged entrance porch and hall, a stylish living room, a spacious modern kitchen, a playroom/family room, three bedrooms, a shower room and separate WC plus an enclosed garden to rear. Offered for sale chain free, this will generate interest, so make sure you get an early viewing booked!

EPC band D

GROUND FLOOR ENTRANCE HALL

A part glazed composite front door opens into a generous hall which has been enlarged to the front, double glazed window to front, doors to rooms, stairs to first floor, coved ceiling, radiator with cover, wood style flooring

LIVING ROOM

An elegant room with double glazed window to front, electric stove effect fire with surround, radiator, wood style flooring

KITCHEN

A spacious room fitted in a wide range of grey base and wall mounted units with work surfaces, single drainer sink unit with tiled splashbacks, three double glazed windows to rear, electric hob with oven and extractor, space for fridge, freezer and washing machine, under stairs storage cupboard, wood style flooring, opening to play room with personal door into garage

PLAY ROOM/FAMILY ROOM

A useful room housed in an extension to the rear of the garage. Sliding patio doors to garden, coved ceiling, wood style flooring

FIRST FLOOR

LANDING

Doors to rooms, double glazed window to side

BEDROOM 1

Double glazed window to front, built in cupboard with double doors, radiator

BEDROOM 2

Double glazed window to rear, coved ceiling, radiator with cover

BEDROOM 3

Double glazed window to front, built in cupboard over stairs, radiator

SHOWER ROOM

Walk in shower enclosure, double glazed window to rear, tiled walls and floor, towel rail



SEPARATE WC

Double glazed window to rear, pedestal hand wash basin, low level WC. Wood style flooring

EXTERNALLY

To the front the property benefits from a parking area for 2-3 vehicles, access to front door and also to garage. The attached garage is of generous size with up and over door, power and light, a useful workshop/store area and personal door to rear.

The rear garden includes a lovely patio area with raised bed for potted plants, an area laid with artificial grass with rear access gate and a useful storage area to the rear of the garage.

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

Broadband type & speed: Standard 15Mbps/Superfast 44Mbps

Known mobile reception issues: No data availability for 3 network, all others ok

Planning permission passed in the immediate area: None known

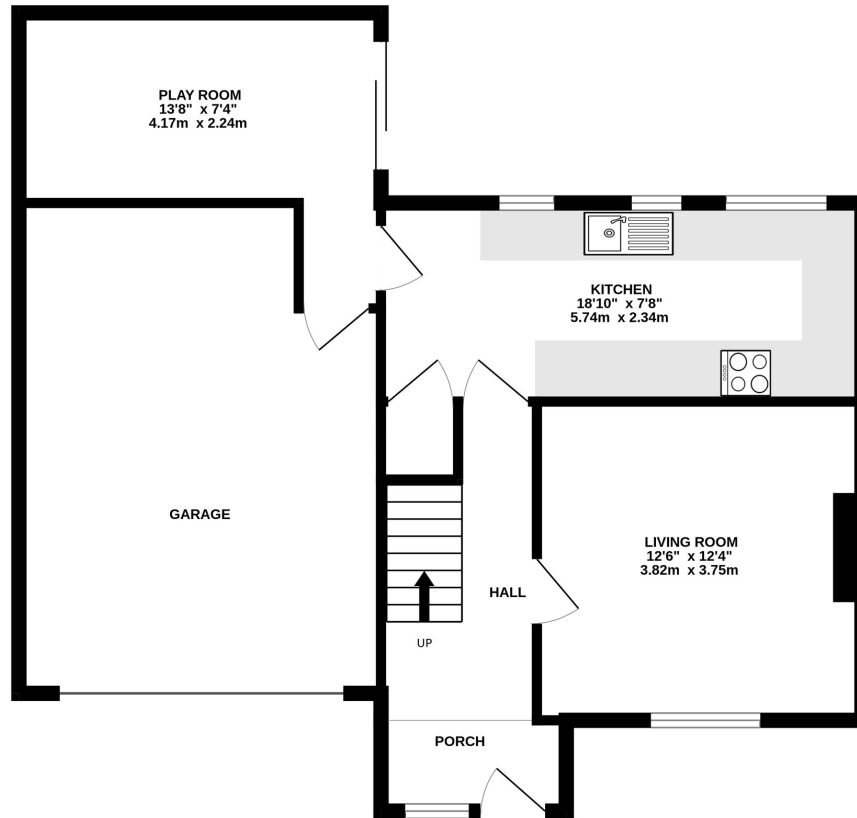
The property is not listed

DIRECTIONS

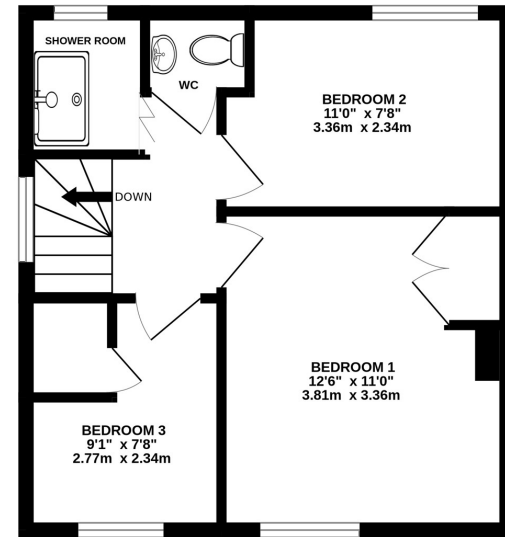
From Whitehaven head south on the A595 through Bigrigg and on to Egremont. Cross the first roundabout and at the second turn right into Main Street, following through the town centre to the memorial. Turn right here and follow the road past the castle and school on Greendykes, turning left into Kings Drive. Turn right at the T-junction and follow the road round, turning left again into a cul de sac. The property will be located in the top left hand corner.



GROUND FLOOR
758 sq.ft. (70.5 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 1127 sq.ft. (104.7 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.
Made with Metropix ©2024

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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		60	81
England, Scotland & Wales			

EU Directive 2002/91/EC