



27 MURTON PARK | ARLECDON | FRIZINGTON | CUMBRIA | CA26 3UT

PRICE £130,000



Lillingtons
Estate Agents



SUMMARY

Well positioned in this small modern cul de sac, this semi detached bungalow will make an excellent buy. Located within easy reach of the Western Lake District or the Solway coastline, the property which is offered chain free includes an entrance hall, a generous living room, a separate kitchen/dining room, two bedrooms and a fitted bathroom. There is off road parking to one side and a decent enclosed garden to the rear. A home you can move straight into...

EPC band TBC

ENTRANCE HALL

A PVC entry door on the side of the building leads into hallway with doors to rooms, wood style flooring, built in cupboard

LIVING ROOM

A generous living room with double glazed window to front, electric fire with surround and hearth, radiator, wood style flooring door to kitchen

KITCHEN/DINING ROOM

Fitted with a range of painted base and wall mounted units with work surfaces, single drainer sink unit, electric hob with oven and extractor, space for fridge, freezer and washing machine, integrated slimline dishwasher, double glazed window to rear, door to rear garden, dining area with space for table and chairs, radiator, wood style flooring throughout

BEDROOM 1

Double glazed window to front, two sets of built in wardrobes, radiator, wood style flooring

BEDROOM 2

Double glazed window to rear, radiator, wood style flooring

BATHROOM

A double aspect room with double glazed windows to side and rear, panel bath with electric shower unit, pedestal hand wash basin, low level WC. Radiator, tiled walls, wood style flooring

EXTERNALLY

To the front there is a block paved parking area with lawn and a path to front door plus side gate into rear garden. The rear is enclosed and includes an area of lawn, fruit trees, patio terrace and garden shed.

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, slimline dishwasher, garden shed

Broadband type & speed: Standard 7Mbps / Superfast 66Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates 3 & EE have no service indoors. O2 is fine and Vodafone has limited service. Externally all providers except 3 have signal.

Planning permission passed in the immediate area: None known

The property is not listed

DIRECTIONS

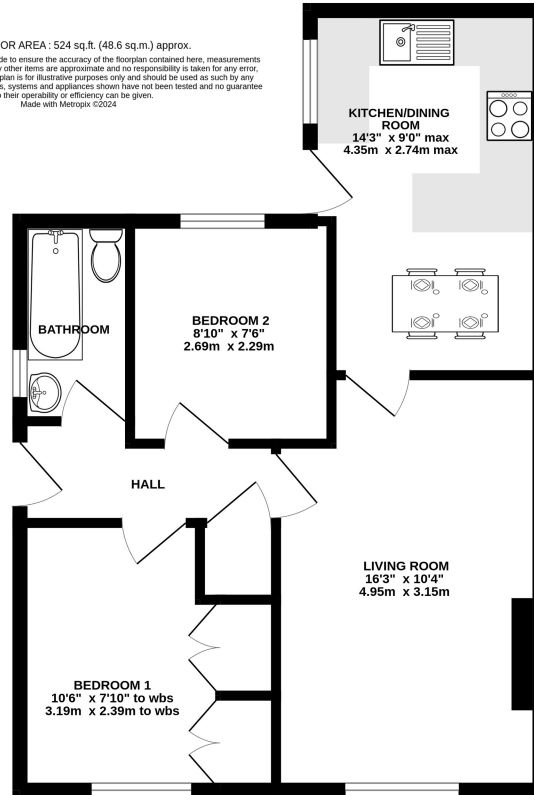
From Whitehaven head out through Hensingham towards Cleator Moor passing the swimming pool. Turn left to Frizington, pass over the two humpback bridges and once in the centre of the village turn left at the mini roundabout onto the A5086 towards Cockermouth. Take the 2nd left turn after leaving Frizington into Arlecdon and at the T-Junction turn left. Take a right turn into Murton Park, left at the T-junction and the property will be located on the right hand side.





GROUND FLOOR
524 sq.ft. (48.6 sq.m.) approx.

TOTAL FLOOR AREA : 524 sq.ft. (48.6 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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