



95 BIRKS ROAD | CLEATOR MOOR | CUMBRIA | CA25 5HT

PRICE £65,000







## SUMMARY

Perfect for a buyer looking for an uncomplicated project, this three bedroom property will make a great home once completed. Well priced for a quick sale and benefitting from a parking area to the rear for 2-3 cars plus a decent lawned garden, the property includes a living room with a separate dining room, an enlarged fitted kitchen, a ground floor bathroom and to the first floor there are three first floor bedrooms. Offered for sale chain free.

EPC band G

## GROUND FLOOR ENTRANCE VESTIBULE

A part glazed PVC front door with fanlight over leads into vestibule with door into living room

## LIVING ROOM

Double glazed window to front, fire surround with hearth, coved ceiling, door to stairs rising to first floor, opening to dining room

## DINING ROOM

Gas fire, under stairs cupboard, door to kitchen

## KITCHEN

Fitted wall and base units with worktops, single drainer sink unit, hob and oven, space for fridge, washing machine and tumble dryer, part glazed door to rear with double glazed window beside, door to bathroom

## GROUND FLOOR BATHROOM

Fitted bath, wall mounted hand wash basin, low level WC. Double glazed window to rear

## FIRST FLOOR LANDING

Doors to rooms, over stairs cupboard

## BEDROOM 1

Double glazed window to front, built in wardrobes and cupboards to one wall

## BEDROOM 2

Double glazed window to rear

## BEDROOM 3

Double glazed window to rear, built in cupboard



## EXTERNALLY

On street parking at the front of the property. To the rear of the property is a yard area with a short access lane behind. The lane gives access to a parking area for 2-3 cars and from here an opening leads into a lawned rear garden with block built workshop/storage shed fitted with a wood burning stove (not tested) and patio 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](mailto:whitehaven@lillingtons-estates.co.uk)

Council Tax Band: A

Tenure: Freehold

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

Fixtures & Fittings: Sold as seen

Broadband type & speeds available: Standard 16Mbps / Superfast 68Mbps

Mobile reception: Data retrieved from Ofcom dating back to November 24' indicates EE and 3 have no service indoors and other networks have limited signal. All providers are ok outside. The owner advises that calls made via house wi-fi encountered no issues.

Planning permission passed in the immediate area: None known

The property is not listed

## DIRECTIONS

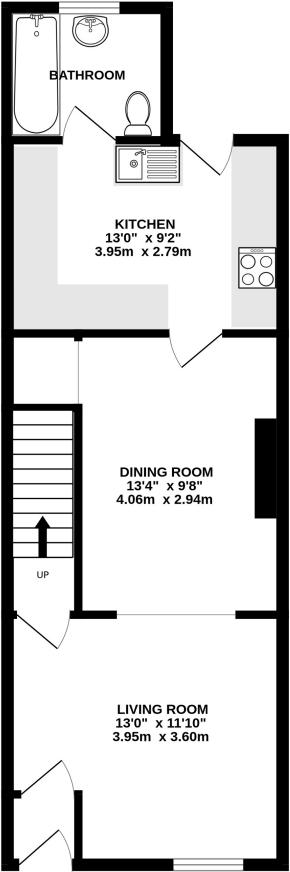
From Whitehaven head out through Hensingham passing the swimming pool and on to Cleator Moor. In the town centre turn left into Birks Road, pass the health centre and the property will be situated on the left hand side.



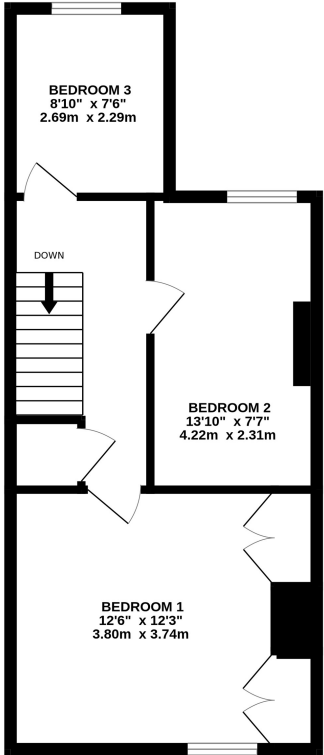




GROUND FLOOR  
486 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.5 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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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+)	<b>A</b>	<b>96</b>		
(81-91)				
(69-80)				
(55-68)				
(39-54)				
(21-38)	<b>F</b>	<b>19</b>		
(1-20)				
Not energy efficient - higher running costs				
<b>G</b>				
England, Scotland & Wales				