



8 CROASDALE PLACE | CLEATOR MOOR | CUMBRIA | CA25 5LY

PRICE £75,000





SUMMARY

Located at the head of a small cul de sac with a generous 'pizza slice' plot affording it a large rear garden, this end terrace property makes a great, affordable family home. Offered chain free, the accommodation includes a living room, modern kitchen/breakfast room, a separate utility room, three first floor bedrooms and a fitted bathroom. The front garden is low maintenance in nature but the generous rear garden includes a large shed with patio, space for two additional sheds to one side, and an area laid to lawn with mature borders. A three bed home at this price can't be bad, so get your viewing booked today!

EPC band D

GROUND FLOOR ENTRANCE HALL

A part double glazed door leads into hall with stairs to first floor, radiator, door to living room

LIVING ROOM

Double glazed window to front, electric fire with surround and hearth, wood style flooring, door to kitchen

KITCHEN/DINING ROOM

Double glazed window to rear, fitted range of base and wall units with work surfaces, electric hob and oven and extractor, single drainer sink unit, tiled splashback, radiator, space for table and chairs, space for washing machine, tiled flooring, under stairs cupboard

UTILITY ROOM

Wall mounted combi boiler, part double glazed door to garden, wood effect flooring, space for fridge freezer

FIRST FLOOR LANDING

Doors to rooms, access to loft space, wood style flooring

BEDROOM 1

Double glazed window to front, built in linen cupboard, radiator, wood style flooring

BEDROOM 2

Double glazed window to rear, radiator, wood style flooring

BEDROOM 3

Double glazed window to front, radiator, stair bulkhead



BATHROOM

Double glazed window to rear, quadrant shower enclosure with thermostatic shower unit, pedestal hand wash basin, low level WC. Radiator, tiled walls

EXTERNALLY

The property sits at the head of the cul de sac beside a sub station and has a wedge shaped plot with a compact front garden widening to a large rear garden. A path leads to front door and side gate to rear garden. The rear garden is generous in size and includes a paved area with summerhouse style shed, two further sheds plus side access gate and a further garden area laid to lawn located behind the two sheds.

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 & speeds available: Standard 19Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates EE and Vodafone have good service but others are variable indoors.

Planning permission passed in the immediate area: None known

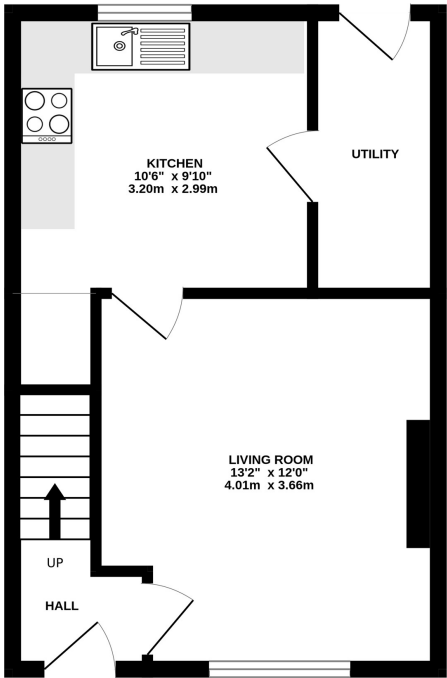
The property is not listed

DIRECTIONS

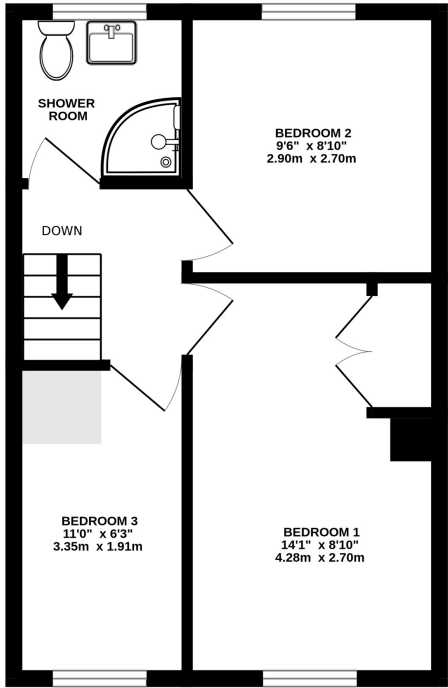
From Whitehaven head out through Hensingham passing the swimming pool and continue to Cleator Moor. Pass through the town centre onto Ennerdale Road and turn right into Priory Drive. Take the second turn on the left into Croasdale Place and the property will be located in the top left hand corner by the sub station.



GROUND FLOOR
339 sq.ft. (31.5 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 685 sq.ft. (63.6 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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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		87
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		