



84 TRUMPET TERRACE | CLEATOR | CUMBRIA | CA23 3DX

PRICE £50,000







## SUMMARY

In need of modernisation but set in a fantastic position on the outskirts of Cleator with views to Dent at the rear, this traditional mid terrace house will make a great home once brought up to date. Offered chain free the accommodation includes a living room and separate dining room, a kitchen with adjacent lean-to used as a kitchen extension, a ground floor wet room and two first floor double bedrooms. There is a yard area to the rear. A great project home offered at a sensible price!

EPC band TBC

## GROUND FLOOR ENTRANCE LOBBY

A part glazed door leads into lobby with a part glazed door to living room

## LIVING ROOM

Double glazed window to front, fireplace, tv plinth, door to dining room

## DINING ROOM

Window to rear, space for dining table and chairs, stairs to first floor, radiator, door to kitchen

## KITCHEN

Window to side, fitted base and wall cupboards, single drainer sink unit, space for cooker and fridge freezer, doors to lean-to and wet room

## LEAN-TO

Used as a kitchen area with polycarbonate roof, leaded light window to rear, part glazed door to yard, fitted cupboards, tiled flooring

## WET ROOM

Window to side, wet room shower area with electric unit, pedestal hand wash basin, low level WC. Tiled walls, extractor fan

## FIRST FLOOR LANDING

Doors to rooms, access to loft space

## BEDROOM 1

Double glazed window to front, radiator

## BEDROOM 2

Double glazed window to rear with views to Dent, radiator, built in double cupboard with combi boiler and radiator, built in wardrobe



## EXTERNALLY

To the rear is a small enclosed yard with rear access gate onto a shared laning

## 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: None

Broadband type & speed: Standard 17Mbps/Superfast 49Mbps

Known mobile reception issues: All ok outside. 3 no signal or data inside, O2/Vodafone no data inside

Planning permission passed in the immediate area: None known

The property is not listed

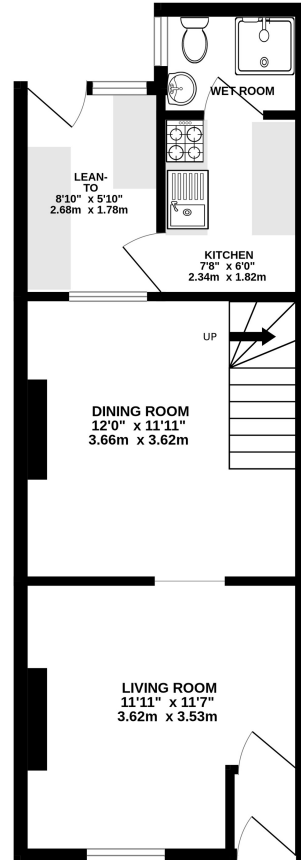
## DIRECTIONS

From Whitehaven head out through Hensingham and on to Cleator Moor. Pass through the town centre and continue on Ennerdale Road to the T-Junction with the A5086. Turn right towards Egremont and the property will be on the left hand side before reaching the pub.

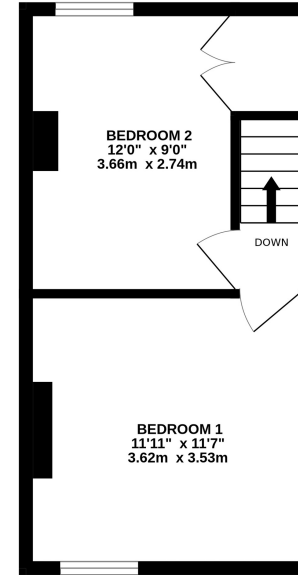




GROUND FLOOR  
398 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR  
274 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA: 672 sq.ft. (62.4 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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