



15 KING STREET | CLEATOR | CUMBRIA | CA23 3EJ

PRICE £139,950





SUMMARY

We are in love with this three storey townhouse which has undergone an amazing transformation having been re-modelled and renovated to a high standard. Ready to move straight into, the property boasts four bedrooms, with the main bedroom having an en-suite shower room. There is also a stylish walk-in shower room on the first floor, two separate reception rooms, a newly fitted modern kitchen, plus an enclosed yard which is finished with a resin floor. The property is decorated neutrally and benefits from new carpeting and wood style floorings. Offered chain free, this won't be around for long so get a viewing booked fast!

EPC band F (Prior to renovation)

GROUND FLOOR ENTRANCE

Part leaded light double glazed door leads into Dining room

DINING ROOM

Lobby area by front door, double glazed window to front, double radiator, engineered wooden flooring, doorway into living room

LIVING ROOM

A generous room with double glazed French doors leading into yard, stairs rising to first floor, under stairs recess, double radiator, doorway into kitchen, engineered wooden flooring

KITCHEN

Recently fitted in a stylish range of white gloss base and eye level units with contrasting work surfaces, bowl style sink unit with tiled splashback, four ring gas hob with extractor and oven, space for slimline dishwasher, space for fridge freezer and washing machine, two double glazed windows to side, vertical radiator, wood style flooring

FIRST FLOOR

LANDING

Stylish doors lead to 2 bedrooms and the bathroom, stairs continue to top floor

BEDROOM 3

Double glazed window to front, cast iron style fireplace, double radiator

BEDROOM 4

An L-shaped bedroom with double glazed window to rear, double radiator

SHOWER ROOM

Finished in a contemporary style and including a walk-in shower enclosure with wet room style floor drain, glass panel screen and twin head thermostatic shower unit, hand wash basin in vanity cupboard unit, floating wall mounted WC. Extractor fan, heated towel rail, plank style tiled flooring.



SECOND FLOOR LANDING

Smooth graphite internal fire doors lead to remaining bedrooms

BEDROOM 1

Double glazed window to rear, Velux window to rear, exposed purlin, double radiator, door to ensuite

EN-SUITE SHOWER ROOM

Fitted with shower enclosure and twin head thermostatic shower unit, tiled splash areas, hand basin with cupboard under, hidden cistern WC, extractor fan, heated towel rail, tiled flooring

BEDROOM 2

Double glazed window to front Velux window to front, exposed purlin, double radiator, access to loft space

EXTERNALLY

To the rear of the property is an enclosed yard with the rear access gate. The yard floor is laid with resin compound in order to be low maintenance

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 17Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 25th indicates Vodafone has good signal outside but limited service indoors.

Other networks have variable signal outdoors and none indoors.

Planning permission passed in the immediate area: None known

The property is not listed

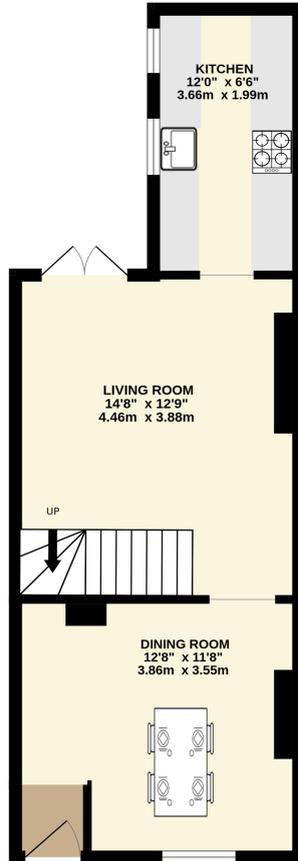
DIRECTIONS

From Whitehaven head up through Hensingham passed the swimming pool and out to Cleator Moor. Pass through the town centre and out on Ennerdale Road. At the T-Junction with the A5086, turn right heading south towards Egremont and then turn right again into King Street where the property will be located on the right hand side.

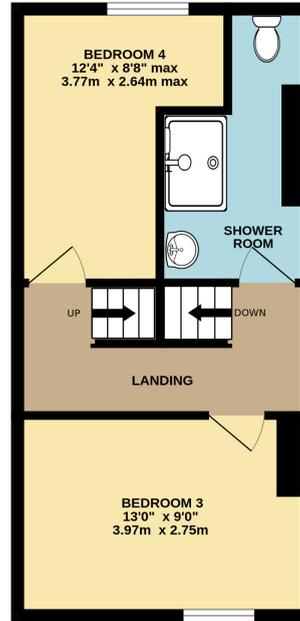
What3words: cheeks.pounce.months



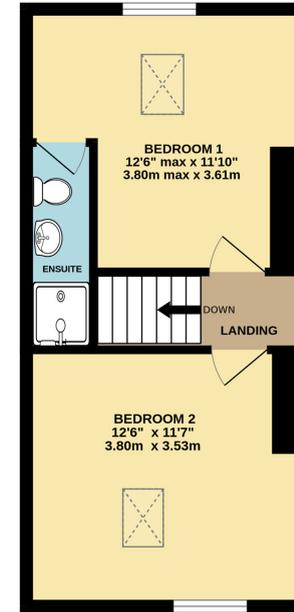
GROUND FLOOR
403 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.



2ND FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 1075 sq.ft. (99.9 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.

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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			
		37	82
England, Scotland & Wales			