



39 KEEKLE TERRACE | CLEATOR MOOR | CUMBRIA | CA25 5RQ

PRICE £99,950





SUMMARY

Handily located between Whitehaven and Cleator Moor, just down the road from the pub and enjoying gorgeous views to the Lakeland fells at the front, this terrace cottage is a must see! Offered in great condition and with no onward chain the property includes a spacious living/dining room, a stylish newly fitted kitchen with appliances which is open into a conservatory, used as a dining area, a ground floor bathroom and two first floor bedrooms. There is a generous garden laid to lawn at the rear with Indian sandstone patio terrace and there is parking for the terrace in an off road area opposite. Whether this is your first home, a buy to let or a holiday property, it will make a fantastic buy!

EPC band TBC

GROUND FLOOR ENTRANCE

A double glazed PVC door leads into living room

LIVING ROOM

Double glazed window to front, gas fire with surround and hearth, double radiator, stairs to first floor, coved ceiling, opening into a lobby with doors to bathroom and kitchen

GROUND FLOOR BATHROOM

Double glazed window to side, panel bath with thermostatic shower unit and screen, pedestal hand wash basin, low level WC. Towel rail, extractor fan, tiled walls and flooring

KITCHEN

Recently fitted to include a range of base and wall mounted units with wood style work surfaces, gas hob with oven and extractor, integrated microwave, integrated slimline dishwasher, washing machine and fridge freezer, cupboard housing combi boiler, inset sink unit, vaulted style ceiling, tiled wood effect flooring, double radiator, opening into conservatory

CONSERVATORY

Used as a dining room with double glazed windows to three sides, polycarbonate roof, French doors into garden, space for table and chairs, tiled flooring

FIRST FLOOR LANDING

Doors to rooms, access to loft space

BEDROOM 1

Double glazed window to front with views to the Ennerdale fells, radiator, coved ceiling

BEDROOM 2

Double glazed window to rear with countryside views, radiator, coved ceiling

EXTERNALLY

Across the road is a parking area for the residents of the terrace and pub. To the rear there is an enclosed garden laid to lawn with an Indian Sandstone path leading down to a similar patio area at the far end. Raised decking at far end.

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, integrated microwave, dishwasher, washing machine and fridge freezer

Broadband type & speed: Standard 8Mbps / Superfast 50Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates O2 and Vodafone have signal indoors but the others have limited service. All networks have signal outside

Planning permission passed in the immediate area: None known

The property is not listed

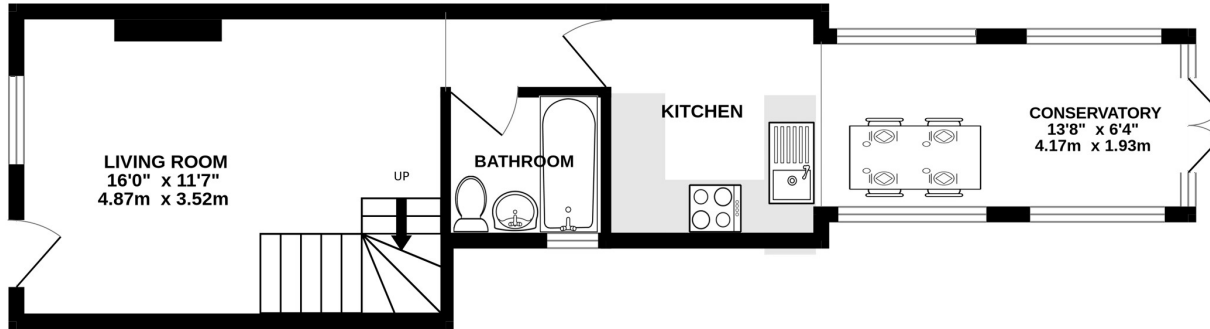
DIRECTIONS

From Whitehaven head out towards Cleator Moor through Hensingham, passing the swimming pool. This leads you to Keekle Terrace where the property is located on the right hand side before reaching the pub.

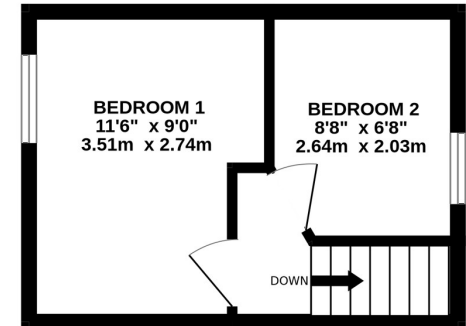




GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
184 sq.ft. (17.1 sq.m.) approx.



TOTAL FLOOR AREA : 575 sq.ft. (53.4 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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