



87 MOORCLOSE ROAD | SALTERBECK | WORKINGTON | CUMBRIA | CA14 5LE

PRICE £99,950







## SUMMARY

Occupying a generous plot with potential to add off road parking if desired, this semi detached property will make a fantastic affordable family home. The property has been improved by the owner, including new external dashing, a number of triple glazed windows, a stylish kitchen with appliances and modern bathroom. The accommodation includes an entrance hall, living room with flame effect fire, a separate dining room, a modern stylish kitchen, a useful ground floor WC and utility area, three first floor bedrooms - all a decent size, and finally a modern family bathroom. There is plenty of garden to the front with lawn and a seating area, plus a generous garden to the rear with patio and storage shed. A great property for the money and well located for the local school!

EPC band TBC

## GROUND FLOOR ENTRANCE HALL

A part leaded light triple glazed front door leads into entrance hall with doors to kitchen and living room, stairs rising to 1st floor landing, double radiator, dado rail, useful under stairs storage cupboard

## LIVING ROOM

A spacious, light and airy room with triple glazed window to front and fitted blind, electric fire with surround, coved ceiling and dado rail, double radiator, opening leading into dining room

## DINING ROOM

A generous room with twin width triple glazed window to rear and fitted blind, space for family table and chairs, coved ceiling and dado rail, door leading into kitchen

## KITCHEN

Fitted in a stylish modern range of base and eye level units with wood style work surfaces, single drainer sink unit with mixer tap, electric hob with oven and extractor hood, larder style cupboard, integrated dishwasher and microwave, triple glazed window to rear, inset ceiling spotlights, wood style flooring, part glazed door to rear porch

## REAR PORCH

With double glazed door to garden plus double glazed window to one side, tiled floor, door to ground floor WC, opening into utility area

## GROUND FLOOR WC

Fitted with low-level WC and double glazed window to side, tiled flooring

## UTILITY AREA

Housed in a lean-to on the side of the house with double glazed window to side, wall mounted Combi boiler, space for washing machine, tumble dryer and fridge freezer

## FIRST FLOOR LANDING

Doors leading to rooms, double glazed window to side with fitted blind, access to loft space, dado rail

## BEDROOM 1

A double bedroom with triple glazed twin window to front, double radiator, two useful storage cupboards, coved ceiling

## BEDROOM 2

Triple glazed twin window to rear, built-in cupboard, double radiator, coved ceiling

## BEDROOM 3

Triple glazed window to front, single radiator, stair bulkhead

## BATHROOM

Fitted modern suite to include panel bath with thermostatic twin head shower unit and glass screen, hand wash basin in vanity style cupboard unit, hidden cistern low-level WC. Double glazed window to rear, PVC cladding to walls, chrome style heated towel, extractor fan.

## EXTERNALLY

The property occupies a generous plot with an enclosed front garden laid to lawn and space/potential for creating an inset drive. A path leads to front door and side access path leads to the rear garden. The rear garden is also generous in size, including a paved patio area and area to one side, laid with gravel, a large area of lawn with a raised border at the end, space for play equipment, path leading to a useful storage shed at one side of the garden

## 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: 01900 606006

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 dishwasher and microwave

Broadband type & speeds available: Standard 16Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 25' indicates Vodafone has good signal in and out. O2 has signal outside but variable service indoors. EE is ok outside but limited indoors. 3 has variable service outside and none indoors.

Planning permission passed in the immediate area: None known

The property is not listed

## DIRECTIONS

From Whitehaven head north on the A595 towards Workington, following the dual carriageway that bypasses Distington. Turn left at the roundabout, passing Starbucks and into high Harrington. Drop down the hill and at the bottom turn right at the traffic lights onto Moorclose Road. Pass the school and the property will be located on the left.

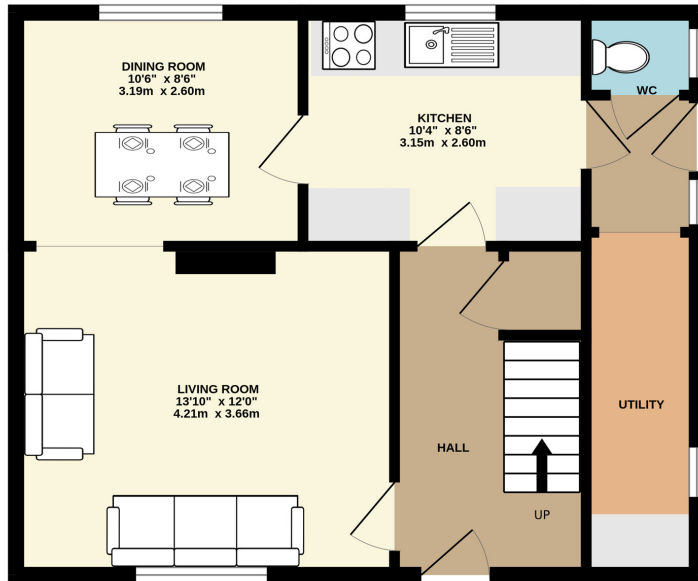
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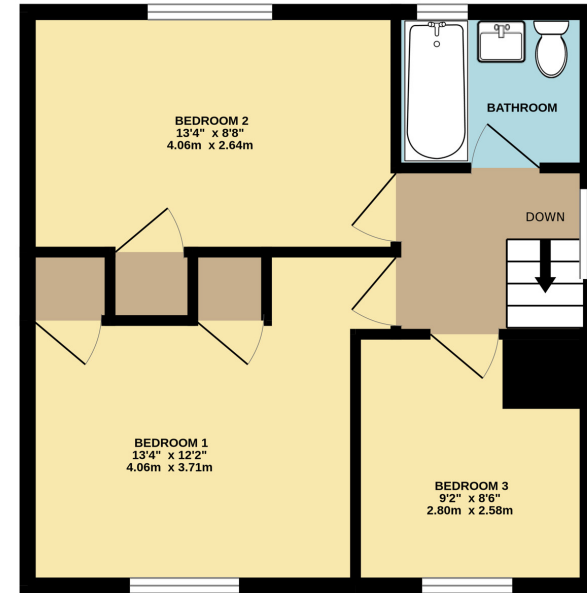




GROUND FLOOR  
506 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.1 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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