



EGSTOWE HOUSE | LECONFIELD STREET | CLEATOR MOOR | CUMBRIA | CA25 5QA

PRICE £140,000





SUMMARY

Centrally located within the town of Cleator Moor, Egstowe House is something to behold! Recently renovated, this end terrace three storey home boasts a stylish interior plus a delightful garden and it has been immaculately maintained. The accommodation includes a useful entrance porch, a generous and stylish living room with double doors leading into a newly fitted kitchen/dining room, a handy utility room, a main bedroom with adjacent dressing room and a gorgeous bathroom with bath plus separate shower to the first floor and two further bedrooms to the top floor. There is side and rear access plus a delightful courtyard style garden with patio and artificial grass. Ready to move into and listed at a great price, this will make a perfect home!

EPC band E

GROUND FLOOR ENTRANCE PORCH

A part double glazed PVC door leads into porch with double glazed window to side, space for bench, part glazed door into living room

LIVING ROOM

Double glazed window to front, radiator, gas fire with surround and hearth, coved ceiling, recessed display cupboard, part glazed door to stairs which lead to first floor, double doors open into kitchen/dining room.

KITCHEN/DINING ROOM

Recently fitted in a range of base and wall mounted units with quartz worktops, inset sink unit, 5 ring gas hob with oven and extractor, wine rack, double glazed window to rear, Velux window to rear, Electric radiator, double radiator, under stairs cupboard, space for dining table and chairs, door into utility

UTILITY ROOM

Double glazed French doors to garden, single drainer sink unit with cupboards and work surfaces, double storage cupboard

FIRST FLOOR LANDING

Doors to rooms, radiator, double glazed window to rear, door to stairs leading up to 2nd floor

BEDROOM 1

Double glazed window to front, radiator, cupboard under stairs

DRESSING ROOM

A useful room with hanging rails for clothes

BATHROOM

A stunning room with double glazed window to rear, newly fitted to include a claw foot bath with shower attachment, separate recessed shower enclosure with electric shower unit, hand wash basin with cupboard under, low level WC. Tiling to half wall height, wood style flooring, chrome towel rail, cupboard housing combi boiler, double linen cupboard

SECOND FLOOR LANDING

Doors to rooms, radiator with cover, internal window allowing borrowed light to filter in.

BEDROOM 2

Double glazed window to front, radiator with cover, sloping ceiling

BEDROOM 3

Velux window to rear, cupboard over stairs, electric radiator, sloping ceiling

EXTERNALLY

To the front there is an enclosed low maintenance garden with gated access to front door and areas of planting. The rear garden is enclosed and includes a terrace for dining with water tap and power socket, a step up through stone retaining wall leads to an area with artificial grass, planted flower bed, rear access gate onto back laning. The property also benefits from use of a side access path between houses which leads round to the back gate.

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 & speed: Standard 16Mbps / Superfast 80Mbps

Potential mobile reception issues: Outside all providers have service. Inside EE has no coverage and all other networks have limited signal.

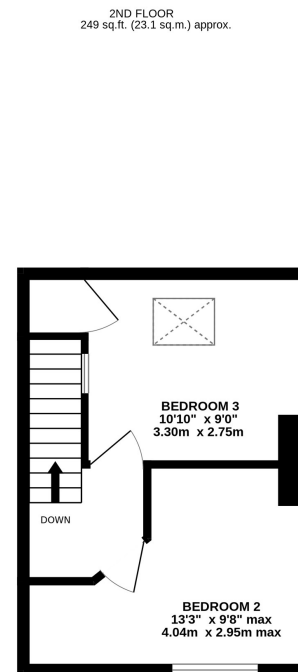
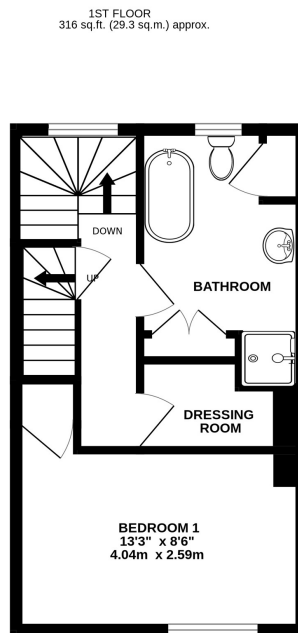
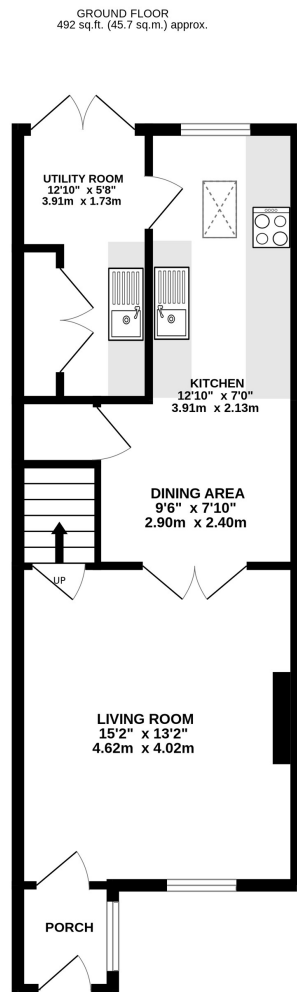
Planning permission passed in the immediate area: None known

The property is not listed

DIRECTIONS

From Whitehaven head out through Hensingham past the swimming pool and continue on to Cleator Moor. Pass the mini roundabout by the Co-op supermarket onto Leconfield Street and Egstowe House will be situated on the left hand side.





TOTAL FLOOR AREA : 1056 sq.ft. (98.1 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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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		
	48	80
England, Scotland & Wales		