



THE BUNGALOW | BIRKS ROAD | CLEATOR MOOR | CUMBRIA | CA25 5HS

PRICE £180,000





### SUMMARY

This detached bungalow sits well back from the roadside and is handy for the town centre, shops and medical centre. Offered with no onward chain the property has been well cared for and includes an entrance hall, a generous I-shaped living/dining room, a modern kitchen, a lovely conservatory, two double bedrooms and a fitted bathroom. There is a decent gated drive which leads to a detached garage and the established gardens enjoy a view towards Dent at the rear!

EPC band TBC

### GROUND FLOOR ENTRANCE HALL

A part glazed PVC front door leads into an L-shaped hall with doors to rooms, double radiator, air recirculation system vent

### LIVING/DINING ROOM

A spacious L-shaped room with double glazed windows to front and side, both with blinds, electric stove type fire with hearth, two double radiators, space for table and chairs, door into kitchen

### KITCHEN

Double glazed window to rear, part glazed door to conservatory, fitted range of base and wall mounted units with work surfaces, single drainer sink unit, gas hob with oven and extractor, wall mounted combi boiler, space for washing machine

### CONSERVATORY

Double glazed windows to three sides with views towards Dent at the rear, double glazed roof panels, double glazed French doors into garden, tiled flooring

### BEDROOM 1

Double glazed window to front with blinds, built in wardrobes to one wall with mirror doors, double radiator

### BEDROOM 2

Double glazed window to rear with blinds, double radiator

### BATHROOM

Double glazed window to rear, panel bath, pedestal hand wash basin, low level WC. Radiator, extractor fan



### EXTERNALLY

To the front a gated drive leads to a detached garage with up and over door. The front garden is bordered by mature planting and is laid with stone chipping areas with path to front door and side access to rear garden. The rear area is of generous size and enjoys views to the rear towards Dent. It includes a paved patio terrace, areas of gravel, lawn and mature planting.

### 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: B

Tenure: Freehold

Services: Mains water, gas and electric are connected, mains drainage

Fixtures & Fittings: Carpets, hob oven and extractor

Broadband type & speed: Standard 17Mbps/Superfast 66Mbps

Known mobile reception issues: EE/3 have no service, Vodafone may have data issues. O2 ok.

Planning permission passed in the immediate area: None known

The property is not listed

### DIRECTIONS

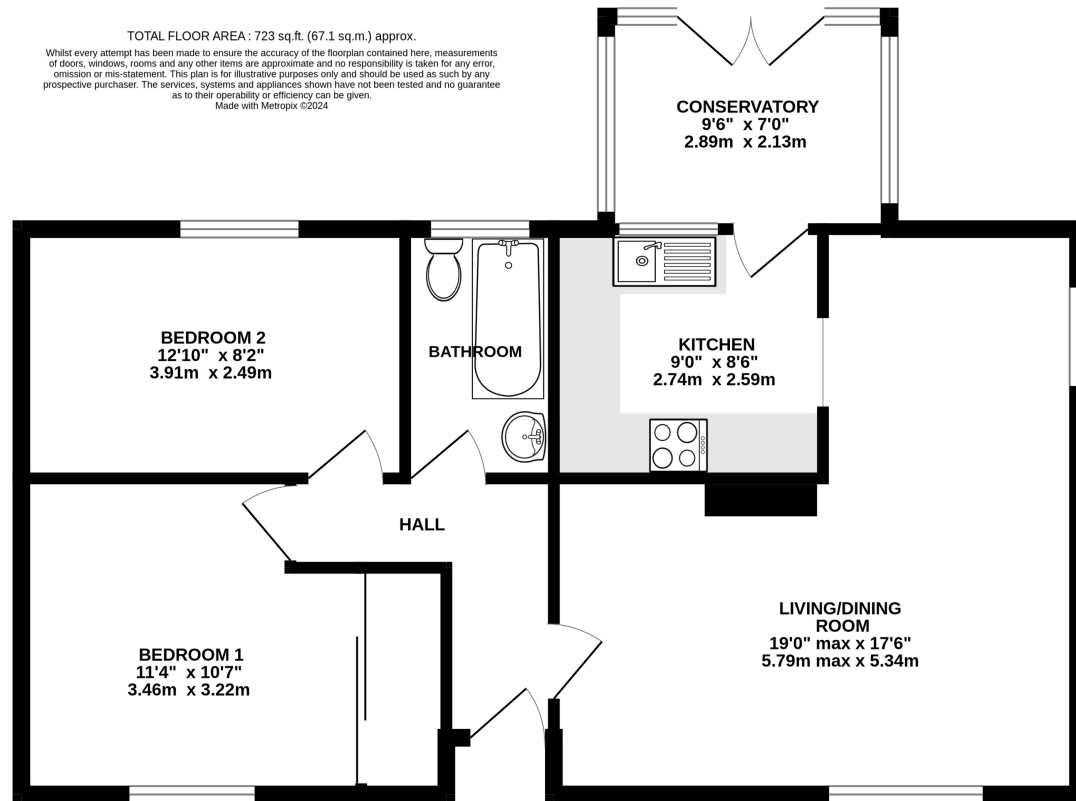
From Whitehaven head out through Hensingham passing the swimming pool and on to Cleator Moor. Once in the town centre turn left by the pub into Birks Road, pass the medical centre and the property will be situated on the right hand side set back from the road.



**GROUND FLOOR**  
723 sq.ft. (67.1 sq.m.) approx.

TOTAL FLOOR AREA: 723 sq.ft. (67.1 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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