



22 THE AVENUE | BROUGHTON MOOR | MARYPORT | CUMBRIA | CA15 7RX

STARTING BID £85,000



Lillingtons  
Estate Agents





## SUMMARY

A well presented and reconfigured semi detached house which includes an entrance hall, a handy utility room with ground floor WC. A decent size living room with French doors to garden and a modern fitted kitchen. To the first floor there are two generous bedrooms, each with a Jack & Jill door into a modern stylish shower room. To the front there is parking off road for a number of cars and the garden is generous in size and is ready to be landscaped. Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £85,000.

EPC band D

## GROUND FLOOR ENTRANCE HALL

A part glazed composite front door leads into hall with double glazed window to front, door to living room and utility, opening into kitchen, stairs to first floor

## LIVING ROOM

Double glazed window to front, double glazed French doors to rear, electric fire in media wall, pelmet lighting, radiator, wood style flooring, built in storage cupboard

## KITCHEN

double glazed window to rear, part double glazed PVC door to side, fitted range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splashback, electric hob with oven and extractor, fitted microwave, recess for fridge freezer, wood style flooring

## UTILITY ROOM/WC

Double glazed window to front, space for washing machine and tumble dryer with worktop, fitted low level WC

## FIRST FLOOR LANDING

Double glazed window to rear, doors to bedrooms

## BEDROOM 1

Double glazed windows to front and rear, two double radiators, door to shower room

## BEDROOM 2

Double glazed window to rear, radiator, wood style flooring, door to shower room

## SHOWER ROOM

A double aspect room with double glazed windows to front and rear, double shower enclosure with shower unit, hand wash basin in cupboard unit, corner low level WC. built in cupboard, extractor fan, tiled floor and half tiled walls, doors to each bedroom

## EXTERNALLY

The property benefits from a generous hardstanding to front for a number of cars to park with side access to a rear garden, generous in size and ready for cultivation.

Agents note: The building requires some external dashing to the rear elevation.



## 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 828600

cockermouth@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 5Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates 3 has no service and others have limited service indoors but all networks have signal outdoors

Planning permission passed in the immediate area: None known

The property is not listed

## AUCTIONEERS COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

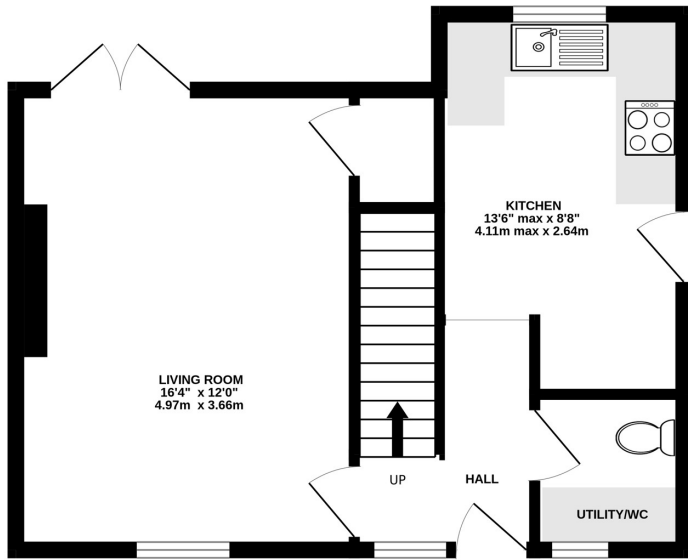
## DIRECTIONS

From Cockermouth head north on the A594 towards Maryport. Pass through Dovenby and take the left turn to Seaton & Broughton Moor. Follow the road into the village turning right at the crossroads, passing the Fish & Chip shop and turning right again into The Avenue. The property will be situated on the right hand side.

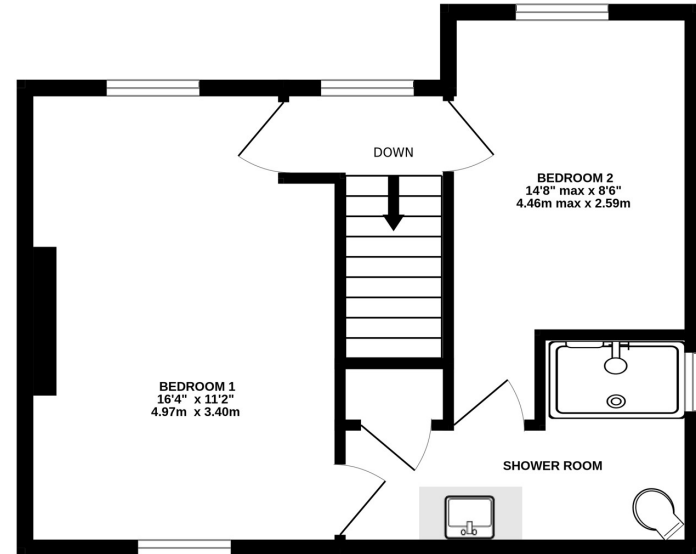




GROUND FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 810 sq.ft. (75.2 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.

[www.lillingtons-estates.co.uk](http://www.lillingtons-estates.co.uk)

58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		56	82
England, Scotland & Wales			
EU Directive 2002/91/EC			