



75 BOWTHORN ROAD | CLEATOR MOOR | CUMBRIA | CA25 5JT

PRICE £92,000







## SUMMARY

This well presented terrace property on Bowthorn Road is a real Tardis and will make a fabulous first home or rental property. Sporting a double storey extension at the rear providing a handy dressing room off the first floor bathroom, the property also enjoys an enclosed lawned garden to the rear. The accommodation includes an open plan living/dining room, a modern fitted kitchen, two first floor bedrooms with a bathroom plus the dressing room (or home office) and finally a top floor double bedroom with vaulted style ceiling. A fantastic buy for the money!

EPC band C

## GROUND FLOOR

### ENTRANCE

A part double glazed door leads into living room

### LIVING/DINING ROOM

A double aspect room of generous proportions with double glazed window to front and rear, storage cupboard, under stairs cupboard, two double radiators, wood style flooring, door to kitchen, door to stairs leading to first floor

### KITCHEN

Modern range of base and wall mounted units with work surfaces, single drainer sink unit, 900mm range cooker with extractor, space for washing machine and fridge freezer, double glazed window to side, part double glazed door to side, wood style flooring

## FIRST FLOOR

### LANDING

Doors to rooms, stairs to second floor

### BEDROOM 1

Double glazed window to front, double radiator

### BEDROOM 2

Double glazed window to rear, double radiator, built in wardrobes along one wall

### BATHROOM

Double glazed window to side, panel bath with shower attachment and screen, extractor fan, pedestal hand wash basin, low level WC. Double radiator, wood effect flooring, door to dressing room

### DRESSING ROOM/STUDY

Door from bathroom, double glazed window to rear, double radiator, wood style flooring

## SECOND FLOOR

### LANDING

Door to bedroom 3

### BEDROOM 3

Vaulted ceiling, double glazed Velux window to rear, double radiator, wall mounted combi boiler

## EXTERNALLY

To the rear there is an enclosed yard with outside tap and power socket. Steps lead up to a gate onto the rear lane and across from this, another gate leads into rear garden. The garden is laid to lawn with flower beds and bushes.

## 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: A

Tenure: Freehold

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

Fixtures & Fittings: Carpets, range cooker and extractor

Broadband type & speeds available: Standard 14Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom in July 25' indicates all providers have limited service indoors but all have signal outside

Planning permission passed in the immediate area: None known

The property is not listed

## DIRECTIONS

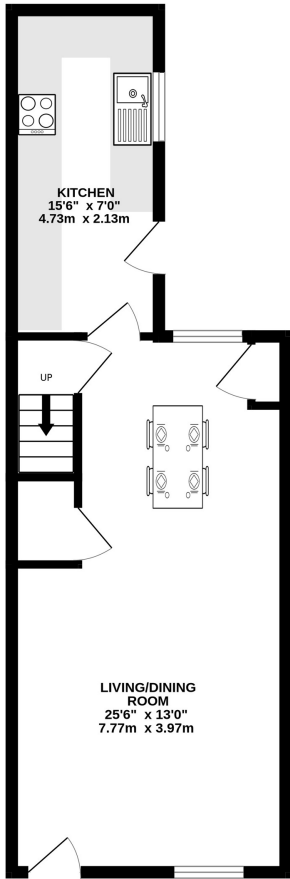
From Whitehaven head out to Cleator Moor passing the swimming pool. On entering the village turn left into Bowthorn Road before reaching the Co-op & petrol station. the property will be located on the left hand side.



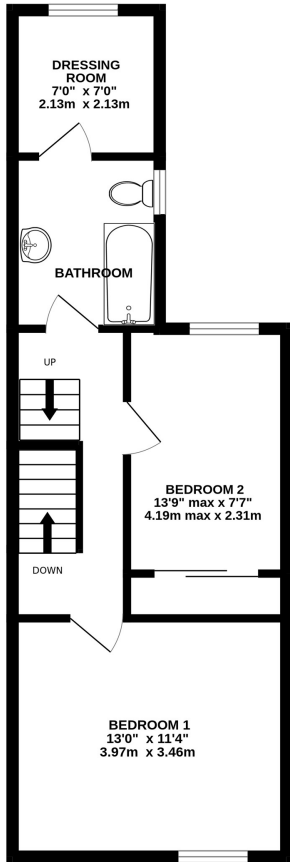




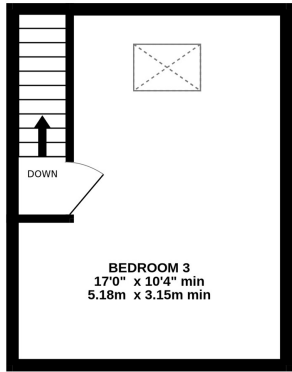
GROUND FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



2ND FLOOR  
220 sq.ft. (20.4 sq.m.) approx.



TOTAL FLOOR AREA : 1093 sq.ft. (101.6 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		
England, Scotland & Wales	69	80
EU Directive 2002/91/EC		