



17 TRUMPET ROAD | CLEATOR | CUMBRIA | CA23 3EA

PRICE £130,000



Lillingtons  
Estate Agents





## SUMMARY

Its super rare to find a property like this on Trumpet Road, set back off the road, enjoying stunning views to Dent and with an attached garage to the side plus a decent rear garden! The property has plenty of options to further improve and enlarge and is offered for sale chain free. The accommodation includes a generous open plan living/dining room, a modern fitted kitchen, a handy utility room, ground floor shower room, two first floor bedrooms and an attic room. The property has been re-roofed too. A great buy for someone...

EPC band E

## GROUND FLOOR ENTRANCE VESTIBULE

A part glazed PVC door leads to vestibule with part glazed door to living room

## LIVING/DINING ROOM

An open plan room with double glazed window to front, views towards Dent, double radiator, coved ceiling, stairs to first floor, space for table and chairs, gas fire with surround and hearth, double glazed window to rear and further window to rear, wood style flooring, door to kitchen

## KITCHEN

Fitted range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splashback, electric hob with oven and extractor, space for fridge, double radiator, double glazed window to rear, part glazed door to utility, door to garage, wood style flooring

## UTILITY

Double glazed window to rear, double glazed door into garden, polycarbonate roof, radiator, space for washing machine and tumble dryer, lobby with sliding door into shower room

## SHOWER ROOM

Double glazed window to rear, shower cubicle with thermostatic shower unit, hand wash basin with hidden cistern WC, storage cupboards, chrome towel rail

## FIRST FLOOR LANDING

Doors to rooms, door to stairs leading up into attic room

## BEDROOM 1

Double glazed window to front with a view to Dent & Grike, radiator, under stairs cupboard



## BEDROOM 2

Double glazed window to rear, radiator, coved ceiling

## ATTIC ROOM

Vaulted ceiling with exposed purlins. The room formerly had Velux windows but these were removed when the property was re-roofed.

## EXTERNALLY

To the rear of the property is a concrete terrace for seating with a dwarf wall separating this from the main garden area which is laid to lawn, with two greenhouses and garden shed. side path to the front roadside.

## 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, two greenhouses and shed

Broadband type & speed: Standard 16Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates 3/EE have no signal indoors. O2 and Vodafone have limited service indoors. All networks have service outdoors

Planning permission passed in the immediate area: None known

The property is not listed

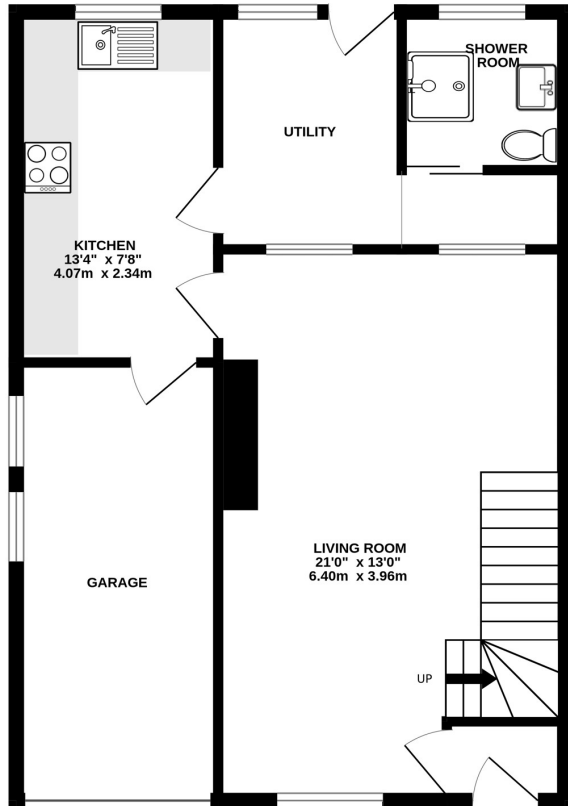
## DIRECTIONS

From Whitehaven head out through Hensingham to Cleator Moor passing the swimming pool. Follow the road through Cleator Moor centre and onto Ennerdale Road, continuing to a T-Junction with the A5086. Turn right towards Egremont and then take a lay-by on the right which runs parallel to the road. the property will be located on the right side of this lay-by.

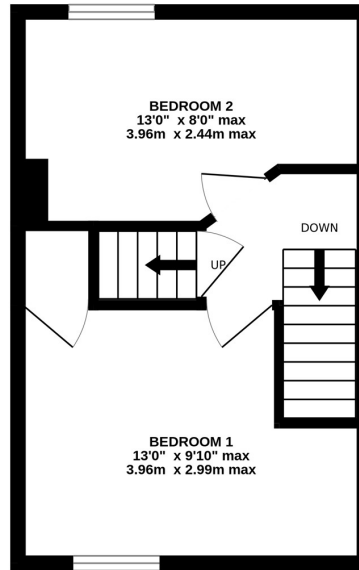




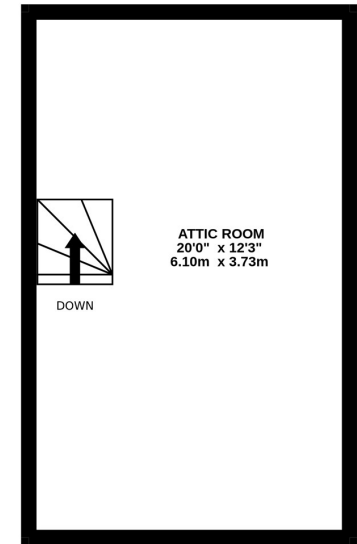
GROUND FLOOR  
620 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR  
275 sq.ft. (25.5 sq.m.) approx.



2ND FLOOR  
245 sq.ft. (22.7 sq.m.) approx.



TOTAL FLOOR AREA : 1139 sq.ft. (105.8 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 |          |         | 100       |
| (92+)                                       | <b>A</b> |         |           |
| (81-91)                                     | <b>B</b> |         |           |
| (69-80)                                     | <b>C</b> |         |           |
| (55-68)                                     | <b>D</b> |         |           |
| (39-54)                                     | <b>E</b> | 48      |           |
| (21-38)                                     | <b>F</b> |         |           |
| (1-20)                                      | <b>G</b> |         |           |
| Not energy efficient - higher running costs |          |         |           |
| England, Scotland & Wales                   |          |         |           |