



ELLERSLIE | BANKFIELD | BECKERMET | CUMBRIA | CA21 2YG

PRICE £260,000





SUMMARY

It is not often you find a semi detached home at this price point with two garages, but this fabulous chalet bungalow provides just that, plus a drive for 5 cars too and so makes a perfect home for a tradesperson, petrolhead or someone with outdoor hobbies! With views at the front of England's highest mountain, Scafell Pike and generous landscaped gardens, the property includes an entrance hall, a dual aspect living room, a modern fitted kitchen leading into a lovely sun room/dining room, a utility, two ground floor double bedrooms plus a stylish bathroom and two first floor double bedrooms. With a pub and school in the village, the beach and station a couple of miles away and the Western lakes on your doorstep, what more could you want for the money?

EPC band D

GROUND FLOOR ENTRANCE HALL

A part double glazed composite door leads into hall with stairs to first floor, electric heater, door to living room

LIVING ROOM

A double aspect room with double glazed windows to front and side, electric stove effect fire with surround, two radiators, coved ceiling, door to inner hall

INNER HALL

Doors to rooms, under stairs storage cupboard, coved ceiling

KITCHEN

Fitted in a modern range of base and wall mounted units with work surfaces, single drainer sink unit with upstand, space for cooker and fridge freezer, fitted breakfast bar with double radiator beneath, two double glazed windows to rear, double glazed door to sun room, part glazed door to side porch

SIDE PORCH & UTILITY

Part double glazed door to side, wall mounted combi boiler, door to utility area with double glazed window to side and stacking space for washing machine and tumble dryer

SUN ROOM

Double glazed windows to three sides, Velux window to rear, double glazed door into garden, space for table and chairs, double radiator

BEDROOM 1

A double bedroom with double glazed window to front, radiator, coved ceiling

BEDROOM 2

Double glazed window to rear, double radiator, coved ceiling

BATHROOM

Recently fitted to include a panel bath with twin head thermostatic shower unit and screen, hand wash basin and hidden cistern WC in vanity style unit, towel rail, extractor fan, PVC cladding to splash areas, double glazed window to rear

FIRST FLOOR

LANDING

Doors to rooms, eaves storage cupboard

BEDROOM 3

Double glazed dormer window to front with a view to Scafell Pike, radiator, eaves storage cupboard

BEDROOM 4

Double glazed window to side, radiator, built in double cupboard, two eaves storage cupboards

EXTERNALLY

The property enjoys a large frontage with a garden area laid to lawn, plus a large drive and hardstanding for parking with handy floor drain. This leads to access doors to the twin garages and a path leads to a side gate to rear garden plus the front door.

The rear garden is a generous size and includes an area laid to lawn, a patio terrace, outside tap, drying area and personal door to garage

The property benefits from twin garages each with its own entry door but accessible internally. Power and light connected, window to side, personal door to rear.

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: C

Tenure: Freehold

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

Fixtures & Fittings: Carpets

Broadband type & speeds available: Standard 18Mbps / Superfast 76Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates O2 has service indoors but other networks have limited signal. All providers have service outside

Planning permission passed in the immediate area: None known

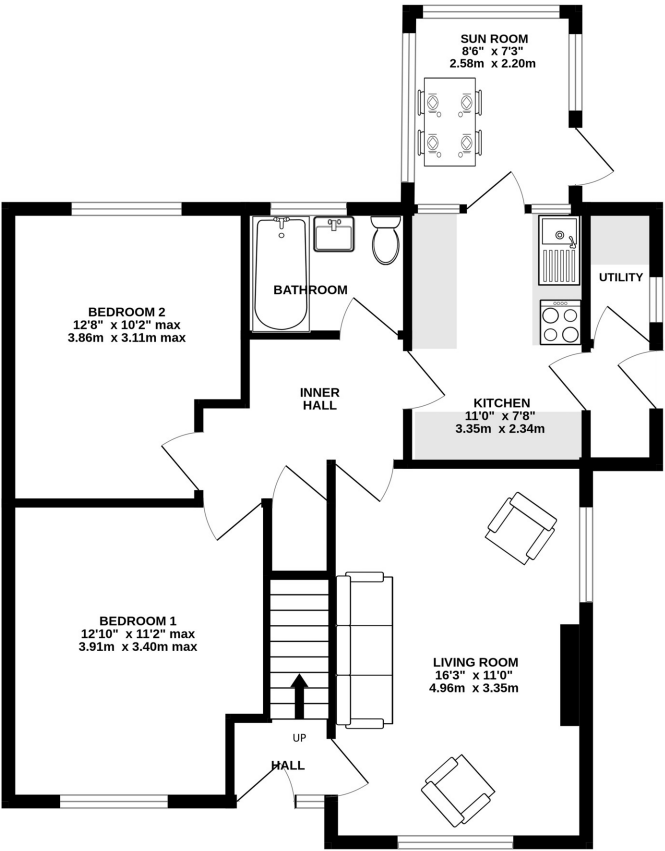
The property is not listed

DIRECTIONS

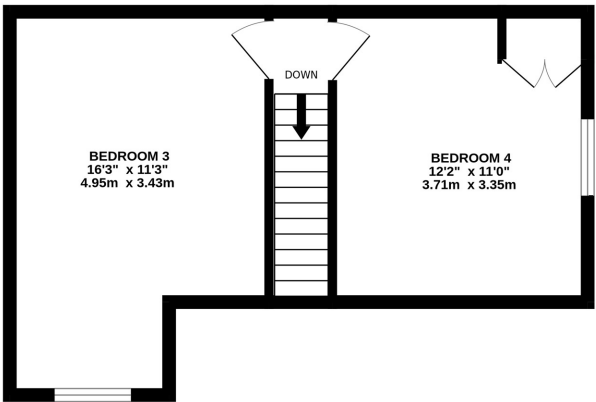
From Whitehaven head south on the A595 passing Egremont and Thomhill. At the cemetery turn right to Beckermeth and then left at the fork in the road, continuing into the village. Turn right into Bankfields and crest the rise where the property will be located in front of you.



GROUND FLOOR
744 sq.ft. (69.1 sq.m.) approx.



1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 1082 sq.ft. (100.5 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.

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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		82
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		