



6 TENNYSON DRIVE | EGREMONT | CUMBRIA | CA22 2HQ

PRICE £130,000



Lillingtons
Estate Agents



SUMMARY

These four bedroom semi detached traditional houses make excellent family homes and this one is a must see as it is within easy reach of the local shops and school. Offered with no onward chain the property includes an entrance hall, double aspect living/dining room, a generous kitchen, useful ground floor WC, four decent bedrooms and a first floor wet room. There is a lovely enclosed garden to the rear and residents parking located right behind the house. A great buy for the money!

EPC band D

GROUND FLOOR ENTRANCE HALL

A front door with double glazed window beside leads into hall with doors to living room and kitchen, stairs to first floor, double storage cupboard

LIVING/DINING ROOM

A generous double aspect room with double glazed window to front and sliding patio doors to rear into garden. gas fire with surround and hearth, radiator, space for dining room table and chairs, further door into kitchen

KITCHEN

A generous room with a wide range of base and wall mounted units and work surfaces, single drainer sink unit with tiled splashback, space for cooker, fridge freezer and washing machine, radiator, under stairs cupboard, double glazed window to rear, wood style flooring, door to rear lobby

LOBBY

Door to rear garden and door to WC

GROUND FLOOR WC

With window to side and low level WC

FIRST FLOOR LANDING

Doors to all rooms, access to loft space, wall mounted combi boiler

BEDROOM 1

Double glazed window to front, radiator, wardrobes with mirror doors

BEDROOM 2

Double glazed window to rear, radiator

BEDROOM 3

Double glazed window to rear, radiator

BEDROOM 4

Double glazed window to front, radiator, cupboard over stairs

SHOWER ROOM

A wet room style shower room with shower area and floor drain, electric shower unit, pedestal hand wash basin, low level WC. Radiator, extractor fan

EXTERNALLY

To the front of the property there is an open garden laid to lawn with path to front door. The rear garden is enclosed and is laid to lawn with mature borders, path to and end gate which leads out onto a residents parking area

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: A

Tenure: Freehold

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

Fixtures & Fittings: Carpets

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

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

Planning permission passed in the immediate area: None known

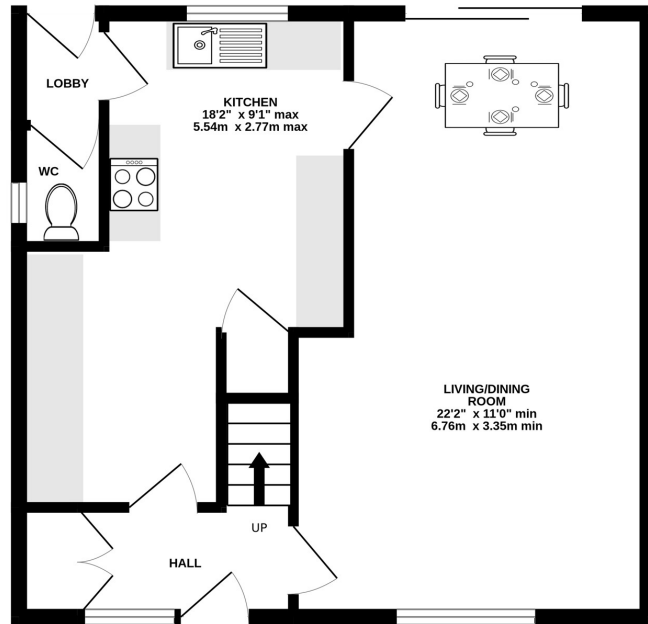
The property is not listed

DIRECTIONS

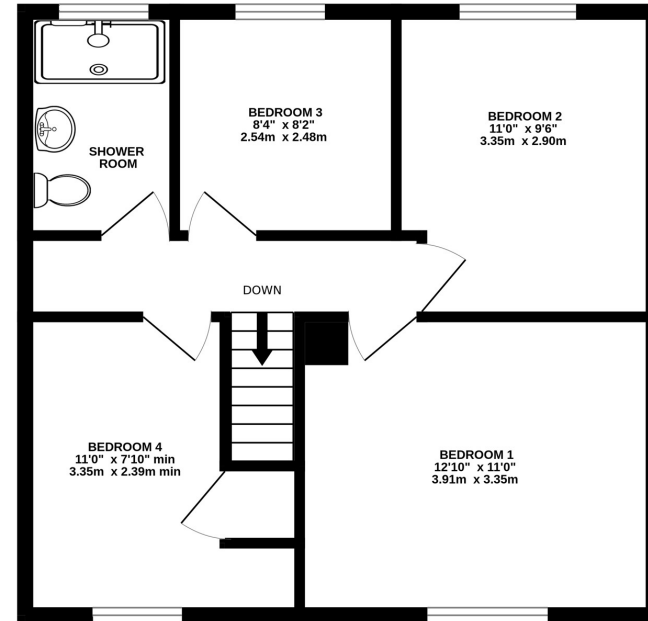
From Whitehaven head south on the A595 passing through Bigrigg and on to Egremont. Turn right at the 1st roundabout onto Howbank Road and then right onto Gillfoot Road. At the mini roundabout turn right onto Smithfield Road and follow round the bend into Croadalla Avenue. Turn right by the shops into Baybarrow Road and then left into Tennyson Drive. the back of the house and parking area will be on the left hand side.



GROUND FLOOR
512 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 1022 sq.ft. (95.0 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

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(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			
			83