



73 TRUMPET ROAD | CLEATOR | CUMBRIA | CA23 3EF

PRICE £59,950





SUMMARY

Offered for sale with NO ONWARD CHAIN, this three-bedroomed traditional mid terrace property will make a great buy whether you want to put your own stamp on your first home or seeking an investment opportunity to sink your teeth into. Set on the outskirts of the town of Cleator Moor, the property not only benefits from access to the Western lakes and fells, but also has good access to bus routes, local shopping plus Sellafield and the West Cumberland Hospital for work. The accommodation includes an entrance vestibule, living room, dining area which leads to a generous fitted kitchen and a ground floor shower room. To the first floor there are three bedrooms, one double and two singles. Externally there is a garden to the rear with lawn and patio area offering a space to sit and enjoy the greenery when the sun shines – a great buy for the money!

EPC band D

ENTRANCE VESTIBULE

A part glazed PVC front door leads into vestibule with a part glazed door to living room

LIVING ROOM

Double glazed window to front with blinds, gas fire with surround and hearth, display cupboard, double radiator, under stairs recess, door to kitchen/dining room

DINING AREA

Space for table and chairs, double radiator, opening to kitchen

KITCHEN

Double glazed window to rear with blinds, range of base and wall mounted units with work surfaces, single drainer sink unit, gas hob with oven and extractor, space for washing machine and fridge freezer, door to rear lobby

LOBBY

Built in double cupboard housing boiler, part double glazed door to exterior, door to shower room

GROUND FLOOR SHOWER ROOM

Double glazed window to side, double shower enclosure with thermostatic shower unit, pedestal hand wash basin, low level WC

LANDING

Doors to rooms

BEDROOM 1

Double glazed window to front, double radiator, door to a large cupboard with twin doors from bedroom 1 and 3

BEDROOM 2

Double glazed window to rear, radiator

BEDROOM 3

Double glazed window to rear, radiator, door to the shared cupboard with bedroom 1

EXTERNALLY

The property benefits from a rear garden which includes a concrete area with outside tap and steps down to a patio area and an area laid to lawn. At the end is an area laid with slate chippings.

ADDITIONAL INFORMATION

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street

Whitehaven

CA28 7DP

01946 590412

whitehaven@lillingtons-estates.co.uk

Council Tax Band: A

Tenure: Freehold

Services: Mains water, gas and electric are connected

Fixtures and Fittings: None

Non-listed

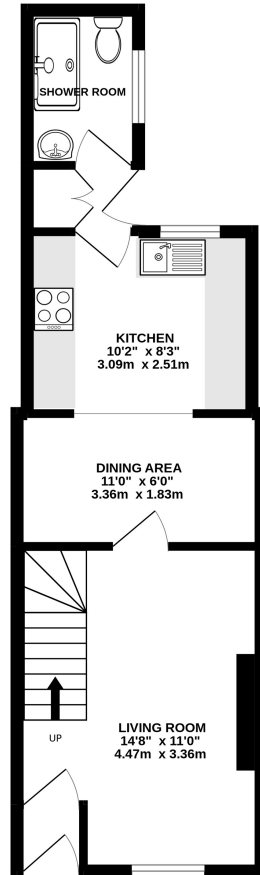
DIRECTIONS

From Whitehaven head out through Hensingham past the swimming pool to Cleator Moor. Pass through the town centre and out on Ennerdale Road to a T-Junction, turning right on the A5086 towards Egremont. The property will be located on the right hand side.

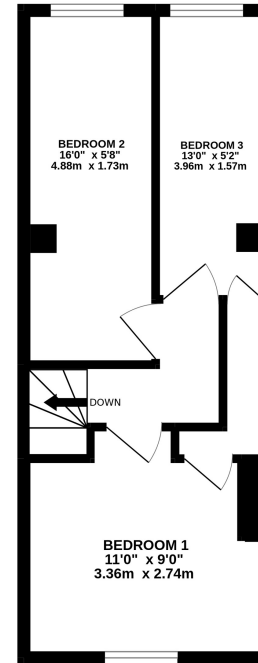




GROUND FLOOR
357 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR
317 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 674 sq.ft. (62.6 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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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			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			