



137 ENNERDALE ROAD | CLEATOR MOOR | CUMBRIA | CA25 5LQ

PRICE £89,950





SUMMARY

This charming traditional home on Ennerdale road in Cleator Moor is a real surprise, offering spacious modern accommodation and including a large open plan living/dining room, a generous kitchen (no galley here!) a utility area, two double bedrooms and a modern, stylish first floor bathroom. There is also a proper courtyard style garden so no tiny yards here either...AND a GARAGE and DRIVEWAY

A really good buy in our opinion.

EPC band D

GROUND FLOOR ENTRANCE HALL

Accessed via a uPVC double glazed door into the vestibule. Frosted glass door. Laminate Flooring. Door to:

LOUNGE DINER

25' 2" x 14' 0" (7.67m x 4.27m) Laminate flooring. uPVC double glazed window. Single glazed window to the rear. Two radiators. Pebble effect electric fire housed in a wooden surround and hearth. Wooden glazed door which leads to the staircase. Wooden door which leads to the kitchen

KITCHEN

16' 4" x 8' 3" (4.98m x 2.51m) Fitted with a range of wall and base units housing a four burner gas hob, single electric fan oven, one a half composite sink and drainer with mixer tap. Laminate worktop and tiled splashback. uPVC double glazed window. Radiator. Understairs storage cupboard. Single glazed wooden door which leads to:

COVERED UTILITY AREA

9' 0" x 5' 0" (2.74m x 1.52m) Space for washing machine, tumble dryer and fridge freezer. uPVC double glazed door which leads to the rear garden and garage. Vinyl flooring

FIRST FLOOR FIRST FLOOR LANDING

Pull down ladder to loft access. Radiator. Large airing cupboard with recently installed, wall mounted Combi boiler. Doors to:

BEDROOM ONE

14' 1" x 13' 6" (4.29m x 4.11m) uPVC double glazed window. Radiator

BEDROOM TWO

15' 0" x 8' 0" (4.57m x 2.44m) uPVC double glazed window . Radiator.

BATHROOM

8' 4" x 8' 0" (2.54m x 2.44m) Fitted with a three piece suite comprising of bath with mixer tap and dual shower attachments. Low level WC and wash hand basin with mixer tap. Feature radiator. Vinyl flooring. Partially Tiled. Two uPVC double glazed windows with frosted glass

EXTERNAL REAR GARDEN

Paved seating area with Astro turf. Access to garage

GARAGE

Single garage with up and over door, light and power and driveway.

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: To be advised

Broadband type & speed: Standard 20Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom as at 27/08/24 indicates 3 and EE have no service indoors but

O2 and Vodafone are ok. All networks have service outdoors

Planning permission passed in the immediate area: None known

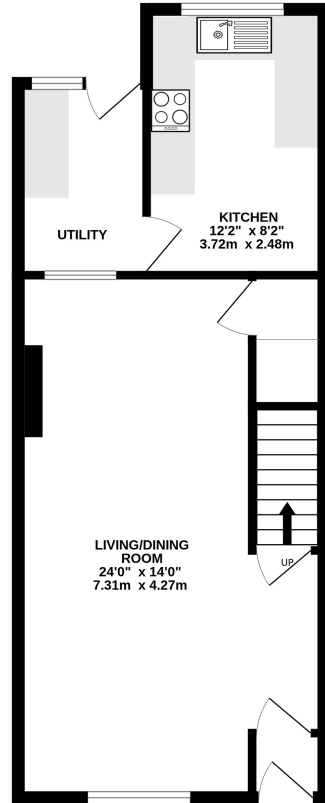
The property is not listed

DIRECTIONS

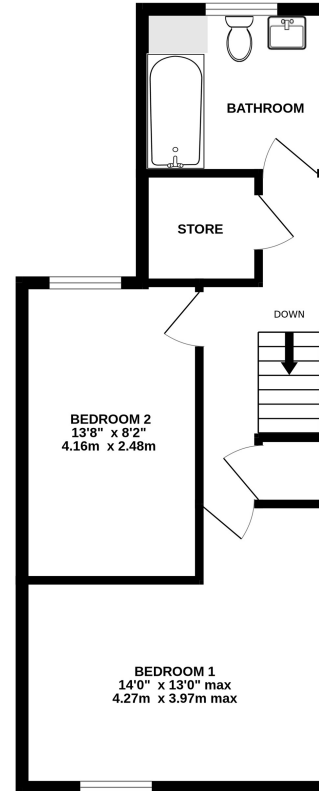
Proceed from our Lowther Street office heading south up Inkerman Terrace. At the traffic lights take the right hand and proceed in the left lane towards Hensingham. At the mini roundabout take the first exit. Proceed up Main Street. At the mini roundabout take the 2nd exit towards Cleator Moor. Continue through Cleator Moor, past the square and continue for approx. 100 yards and the property can be found on right hand side.



GROUND FLOOR
485 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 917 sq.ft. (85.2 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		83
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			