



26 MELBREAK AVENUE | COCKERMOUTH | CUMBRIA | CA13 9AE

PRICE £175,000





SUMMARY

This well presented semi detached home is handily located for access to local schools and the restaurants, bars and shops within the vibrant town centre, making it a perfect first home or downsize. Benefitting from a double glazed conservatory to the rear and a detached garage to the side, the property also includes an entrance hall, double aspect living room, a modern kitchen, two bedrooms and a first floor wet room style shower room. There is also a drive to the side and a generous garden laid to lawn.

EPC Band: D

ENTRANCE HALL

A part glazed wooden door leads to hall with doors to rooms, stairs to first floor, smoke alarm

LIVING ROOM

A double aspect room with double glazed windows to front and rear, electric fire with surround and hearth, radiator

KITCHEN

Double glazed windows to side and rear, range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splashbacks, gas cooker, wall mounted extractor, space for washing machine and fridge, radiator, wood style flooring, door to rear porch

PORCH

Under stairs storage cupboard, part glazed door to conservatory

CONSERVATORY

Double glazed construction with double glazed roof and blinds, part double glazed door into garden

LANDING

Doors to rooms, double glazed window to rear with blinds, radiator, loft access

BEDROOM 1

Double glazed window to front and rear, double radiator

BEDROOM 2

Double glazed window to front, radiator, built in cupboard housing combi boiler

WET ROOM

Double glazed window to rear with blind, wet room area with floor drain and electric shower unit, pedestal hand wash basin, low level WC. Tiled walls, radiator, extractor fan

EXTERNALLY

To the front there is an area laid to lawn with gated path to front door and a drive at the side leading to garage. The rear garden is laid to lawn with hedgerow border and outside tap. Single garage with up and over door and window to side.

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: 01900 828600

cockermouth@lillingtons-estates.co.uk

Council Tax Band: A

Tenure: Freehold

Fixtures & Fittings: Carpets, cooker, conservatory blinds

The Ofcom website states (at 28/10/25) that 3 has good signal indoors and outside. EE has good signal outside but variable service indoors. O2 and Vodafone have good signal outdoors but limited service inside.

Broadband type & speed: Standard 16Mbps. Superfast 75Mbps

Mains water, sewage, gas and electricity are connected

Planning permission passed in the immediate area: None known

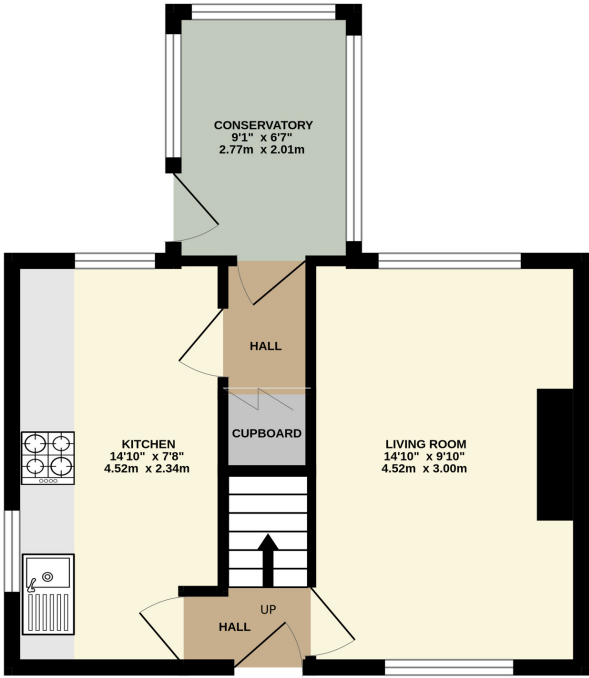
The property is not listed

DIRECTIONS

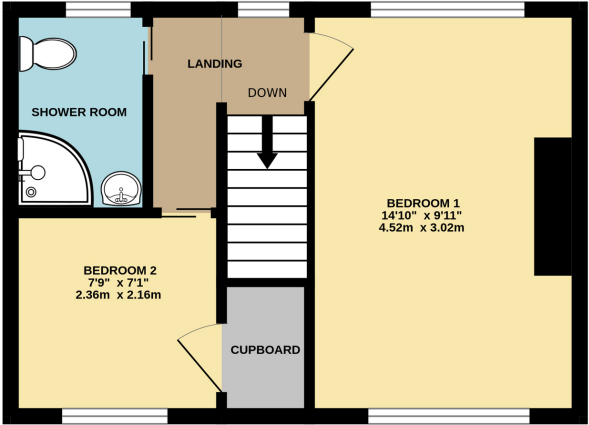
From the office turn left at the traffic lights onto Lorton Road and at the sharp right hand bend take the left turn into the top of Kirkgate. Follow the road round to the right into Windmill Lane and take the left hand turning into Melbreak Avenue. follow the road along and the property will be situated on the left hand side.



GROUND FLOOR
361 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR
301 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 662 sq.ft. (61.5 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		86
(81-91) B		
(69-80) C		64
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		