



37 CRIFFEL ROAD | PARTON | WHITEHAVEN | CA28 6RQ

PRICE £150,000





## SUMMARY

Sitting in a prominent position on a side cul de sac, this well presented semi detached property will make an excellent family home. Upgraded by the owner in a number of ways and offered for sale with no onward chain, the accommodation includes an entrance hall, living room, an open plan modern kitchen/dining room, a generous conservatory with under floor heating, a useful ground floor WC, three bedrooms and a modern first floor shower room. Part of the garage is taken up to make the ground floor WC but there is still storage space for bikes and hobby equipment, plus there is off road parking on the drive and an enclosed rear garden. A really great home...

EPC band TBC

## GROUND FLOOR ENTRANCE HALL

A PVC front door with window beside leads into hall with a part glazed door to living room, stairs to first floor

## LIVING ROOM

Double glazed window to front, living flame gas fire with surround and hearth, radiator, coved ceiling, door to kitchen

## KITCHEN/DINING ROOM

A generous open plan room with a kitchen area fitted in a range of modern base and wall mounted units with wooden type work surfaces, single drainer sink unit with tiled splashback, fitted range cooker with extractor hood, space for washing machine and fridge freezer, double glazed window to rear, door to rear lobby, wood style flooring. The dining area has ample space for table and chairs, under stairs storage cupboard, sliding doors into conservatory

## CONSERVATORY

Double glazed construction with polycarbonate roof, double glazed windows to three sides with fitted window blinds, double glazed French doors to garden, saloon fan unit, under floor heating

## LOBBY

Double glazed window to rear, cupboard housing combi boiler, doors to WC and garage store

## GROUND FLOOR WC

Created from using the rear portion of the garage and with double glazed window to rear, hand wash basin with cupboards under, low level WC, radiator, extractor fan, PVC cladding to walls

## FIRST FLOOR LANDING

Doors to all rooms



## BEDROOM 1

Double glazed window to front, built in wardrobes along one wall, coved ceiling, radiator

## BEDROOM 2

Double glazed window to rear, built in wardrobe, radiator

## BEDROOM 3

Double glazed window to front, stair bulkhead, radiator

## SHOWER ROOM

Enlarged from two smaller rooms and with two double glazed windows to rear, quadrant shower enclosure with shower unit, hand wash basin with cupboards under, low level WC. radiator, wood style flooring, PVC cladding to walls

## EXTERNALLY

to the front of the property there is an area of garden laid to lawn with flower beds to perimeter, path to front door. to the side a block paved drive leads to the garage store, with up and over door, space for storing bikes or hobby equipment and personal door to the lobby. The rear garden is enclosed and includes a block paved terrace, an area of lawn with raised beds and flower beds, plus greenhouse, side access path

## 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

cockermouth@lillingtons-estates.co.uk

Council Tax Band: A

Tenure: Freehold

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

Fixtures & Fittings: Carpets, range cooker and extractor, greenhouse

Broadband type & speed: Standard 7Mbps/Superfast 39Mbps/Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates that all providers have service in and out of the property

Planning permission passed in the immediate area: None known

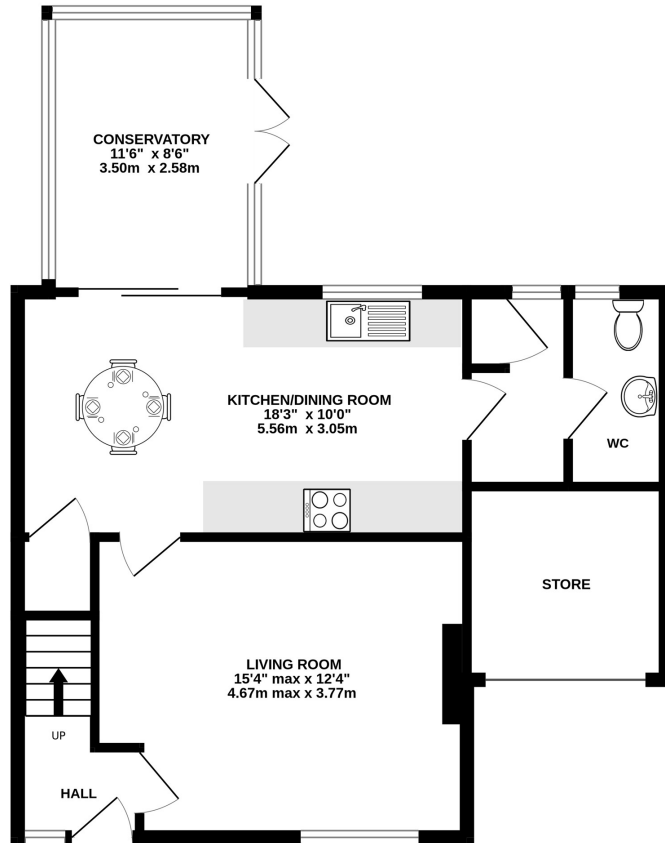
The property is not listed

## DIRECTIONS

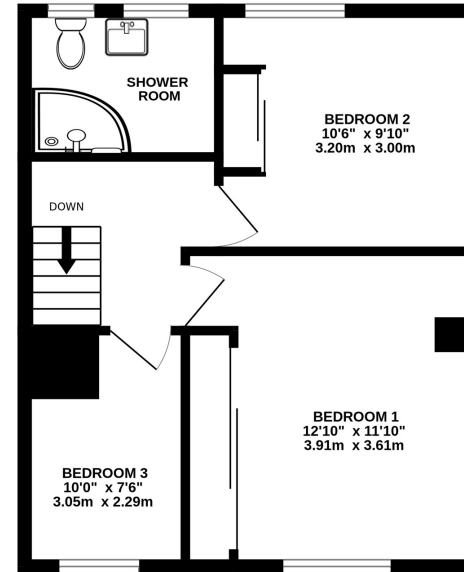
From Whitehaven head north on the A595 towards Workington. Take the 3rd turn on the left to Parton, onto Brewery Brow and then take the first left into Criffel Road. Take the first cul de sac on the left by the central parking area and the property will be located on the right hand side.



GROUND FLOOR  
639 sq.ft. (59.4 sq.m.) approx.



1ST FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 1052 sq.ft. (97.8 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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