



5 RUBY HILL | FLIMBY | MARYPORT | CA15 8TA

PRICE £85,000



Lillingtons
Estate Agents



SUMMARY

We love this cute end terrace cottage style home in the coastal village of Flimby. Offered for sale with no onward chain, the property includes a lovely modern fitted kitchen and living room which are decorated in neutral tones, a first floor double bedroom and a modern first floor bathroom, plus a large top floor attic style bedroom. To the rear there is a handy shared courtyard. With the coastline, school, shop and station all within an easy walk this is exceptional value for money and will make a great home, second home or dedicated let!

EPC band E

GROUND FLOOR ENTRANCE

Via a uPVC door which leads into the living room.

LIVING ROOM

With double glazed window to the front and radiator. A modern electric fire, door to staircase to first floor and door to kitchen.

KITCHEN

Incorporating a stylish range of modern units with complimenting work surfaces, integrated stainless steel electric oven and hob with stainless steel extractor chimney over. Space for washing machine and fridge freezer. Double glazed window to the rear and a part glazed uPVC rear entrance door. Useful storage recess beside back door

FIRST FLOOR LANDING

Door to staircase leading up to bedroom 2 and doors to bedroom 1 and the bathroom.

BEDROOM 1

Front double bedroom with double glazed window and radiator. A useful under stairs storage cupboard.

BATHROOM

Incorporating a new white suite comprising of bath with shower mixer tap, wash hand basin and WC. Chrome ladder radiator, double glazed window to the rear. A door leading to a walk-in drying room housing the gas boiler.

SECOND FLOOR BEDROOM 2

A lovely double bedroom with double glazed window to the front with a view towards the sea to the side and radiator.



EXTERNALLY EXTERNALLY

The property benefits from use of a large shared courtyard to the rear with side access gate for bins etc

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 606006

whitehaven@lillingtons-estates.co.uk

Council Tax Band: A

Tenure: Freehold

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

Fixtures & Fittings: Carpets, oven hob and extractor

Broadband type & speed: Standard 3Mbps / Superfast 79Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates all providers have good coverage outdoors but all have limited coverage indoors.

Planning permission passed in the immediate area: None known

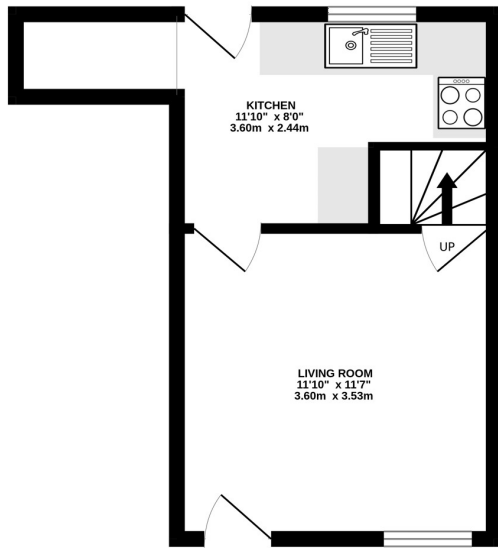
The property is not listed

DIRECTIONS

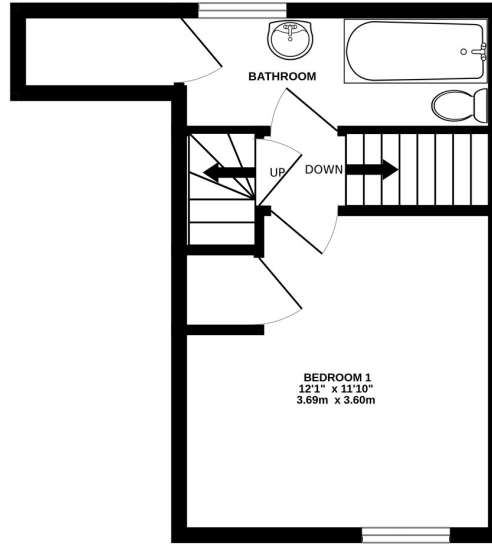
Heading into Flimby from Workington on the A596, turn right onto West Lane and at the end turn right again onto Ryehill Road. Proceed along veering up the hill onto Flimby Brow. Ruby Hill is a row of terraces one the left hand side



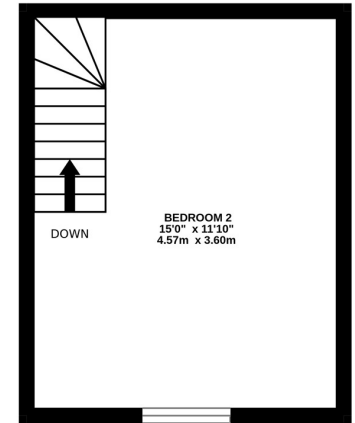
GROUND FLOOR
250 sq.ft. (23.2 sq.m.) approx.



1ST FLOOR
250 sq.ft. (23.2 sq.m.) approx.



2ND FLOOR
178 sq.ft. (16.6 sq.m.) approx.



TOTAL FLOOR AREA : 679 sq.ft. (63.1 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		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			71

EU Directive 2002/91/EC