



6 LOWREY CLOSE | BECKERMET | CUMBRIA | CA21 2YX

PRICE £300,000





#### **SUMMARY**

Situated in a quiet cul de sac within the popular village of Beckermest, this detached family home on Lowrey Close is a must see! Improved by the current owners and including a lovely garden with multi level decking, the property includes an entrance porch and hall, ground floor WC, living room with media wall, conservatory, a fantastic open plan kitchen/dining room, useful utility porch, four bedrooms and a family bathroom. There is a decent drive to the front, an attached garage with a cute loft 'den' and that rear garden with generous patio, lawn and split level decking. A great home in a great location...

EPC band D

#### **GROUND FLOOR ENTRANCE PORCH**

Double glazed window to front and side, double glazed door into porch with tiled flooring and part glazed door to hall.

#### **ENTRANCE HALL**

Modern style doors lead to rooms, stairs to first floor, under stairs cupboard, electric heater, coved ceiling, wood style flooring

#### **GROUND FLOOR WC**

Window to front with blind, low level WC and pedestal hand wash basin, tile effect flooring

#### **LIVING ROOM**

Double glazed window to front with blinds, oil filled radiator, media wall with space for TV and recess for digi-box, electric stove effect fire, patio doors to conservatory

#### **CONSERVATORY**

Double glazed conservatory, polycarbonate roof, door to garden

#### **KITCHEN/DINING ROOM**

A generous open plan room fitted in a modern range of base and wall mounted units with work surfaces, single drainer sink unit, electric hob with extractor and oven, space for washing machine, dishwasher, tumble dryer and fridge freezer, double glazed window to rear, double glazed French doors to garden, part glazed door to rear porch, space for family table and chairs, tile effect flooring

#### **REAR PORCH**

Double glazed windows to side and rear, part double glazed door to garden, door to garage, tiled flooring

#### **FIRST FLOOR LANDING**

Modern style doors to rooms, electric heater, double glazed arch window to front, built in airing cupboard, access to loft space

#### **BEDROOM 1**

Double glazed window to rear, built in wardrobes and drawers to one wall, wood effect floor

#### **BEDROOM 2**

Double glazed window to rear, wood effect flooring

#### **BEDROOM 3**

Double glazed window to rear, wood effect flooring

#### **BEDROOM 4**

Double glazed window to front with views towards the fells, wood effect



#### **BATHROOM**

Double glazed window to front with blinds, panel bath with separate shower enclosure and electric shower unit, pedestal hand wash basin, low level WC. Part tiled walls, electric heater

#### **EXTERNALLY**

To the front a generous driveway leads to garage with an area of garden with hedge borders to the side. Path to front porch and side access into rear garden.

The rear garden is generous in size and includes an Indian sandstone patio terrace, area of lawn, children's play area and an enclosed decking area with a higher level tier for children's dining table/benches

Single garage with up and over door, power and light, steps up to loft area which is converted for a den, personal door to rear into rear porch.

#### **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: D

Tenure: Freehold

Services: Mains water and electric are connected, mains drainage. We are informed gas is in the road.

Fixtures & Fittings: Carpets, blinds, electric fire, oven hob and extractor

Broadband type & speed range: 17-80mbps

Known mobile reception issues: Vodafone and O2 have limited service in this area

Planning permission recently passed in the immediate area: None known

Solar panels are fitted to front roof. Payments received every quarter.

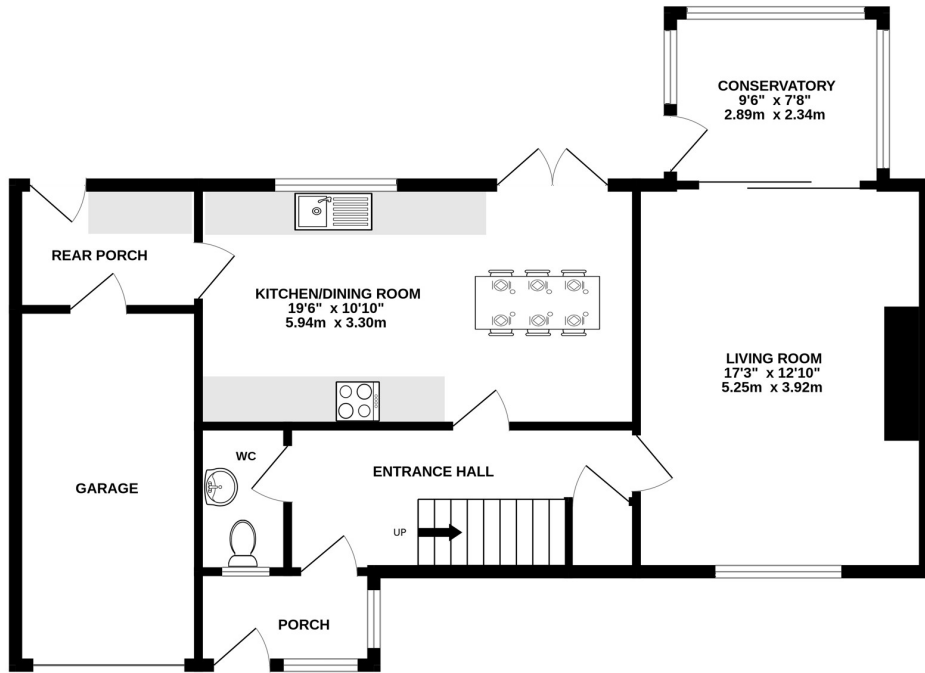
The property is not listed

#### **DIRECTIONS**

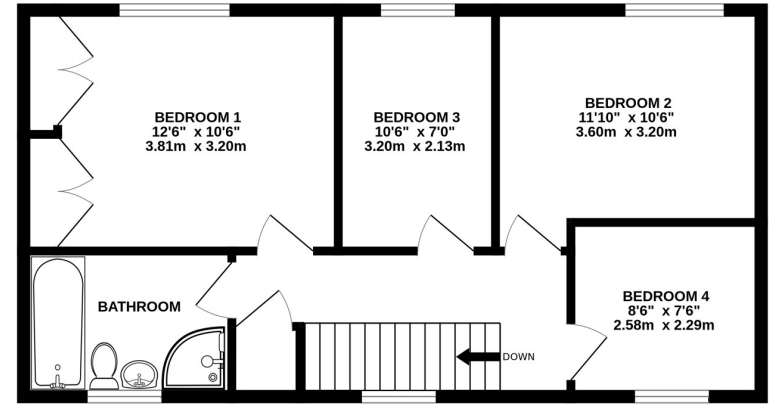
From Whitehaven head south on the A595 passing Egremont. After the turn for Thornhill turn right by the cemetery and then turn left to Beckermest. Follow the lane into the village and in the centre turn right, before the White Mare pub, onto the road to Braystones. Before the bridge turn right into Station Crescent and then right into Lowrey Close. At the bend in the road bear right again and the property will be situated on the left side of the cul de sac



**GROUND FLOOR**  
827 sq.ft. (76.9 sq.m.) approx.



**1ST FLOOR**  
565 sq.ft. (52.5 sq.m.) approx.



**TOTAL FLOOR AREA : 1393 sq.ft. (129.4 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](http://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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	58	81
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			