



15 DALZELL GARDENS | GREAT CLIFTON | WORKINGTON | CUMBRIA | CA14 1SU

PRICE £165,000





SUMMARY

Set in the entrance of a small cul de sac this staggered semi detached home will surprise you with its spacious accommodation. Well maintained throughout and offered for sale chain free the property includes an entrance hall, ground floor WC, a modern fitted kitchen with defined breakfast area, a generous living/dining room, three decent bedrooms and a modern shower room. There is an attached garage to the side, driveway to the front and gardens to both side and rear with a stone boundary wall. A great place to call home in a popular village location!

EPC band TBC

GROUND FLOOR ENTRANCE HALL

A part double glazed door leads into hall with doors to rooms, stairs to first floor, double radiator, under stairs recess

GROUND FLOOR WC

Low level WC, corner hand wash basin, extractor fan

KITCHEN/DINING ROOM

Two double glazed windows to front, fitted range of base and wall mounted units with work surfaces, unit underlighting, single drainer sink unit with tiled splashbacks, electric hob with extractor and double oven, integrated washing machine, dishwasher and fridge, space for table and chairs, double radiator, tile effect flooring

LIVING/DINING ROOM

Double glazed patio doors to garden, double glazed window to rear, space for table and chairs, electric fire, double radiator

FIRST FLOOR LANDING

Double glazed window to side, doors to rooms, access to loft space, linen cupboard, cupboard housing combi boiler

BEDROOM 1

Two double glazed windows to front, double radiator

BEDROOM 2

Two double glazed windows to rear, double radiator, built in wardrobes to one wall

BEDROOM 3

Double glazed window to rear, double radiator



SHOWER ROOM

Double glazed window to front, quadrant shower enclosure with thermostatic shower unit, hand wash basin with cupboards under, low level WC. Tiled walls, double radiator, extractor, tile effect flooring

EXTERNALLY

To the front a drive leads to an attached garage and path to front door, area to front laid to lawn. Access gate into main garden. The main area of garden lies to the side of the house and is laid to lawn bordered by a stone wall and with mature planted borders. At the rear is a paved terrace for seating with area of planting on the rear boundary. Single attached garage with up and over door

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: C

Tenure: Freehold

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

Fixtures & Fittings: Carpets, oven hob and extractor, integrated dishwasher, washing machine and fridge

Broadband type & speed: Standard 5Mbps/Superfast 80Mbps

Known mobile reception issues: 3 Network has no signal but others ok.

Planning permission passed in the immediate area: None known

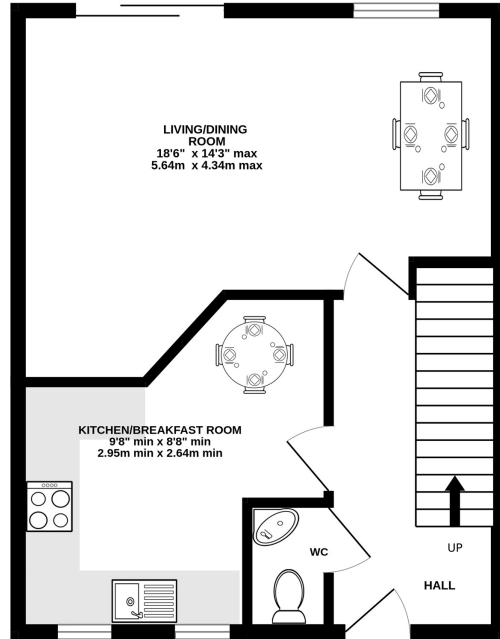
The property is not listed

DIRECTIONS

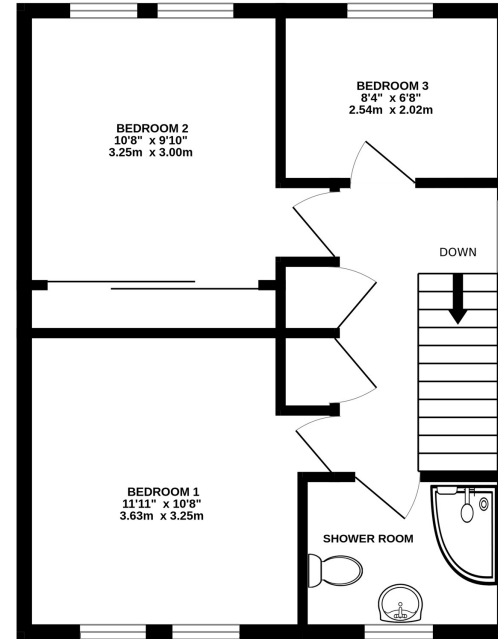
From Whitehaven head north on the A595 towards Workington and after passing the left turn to Stainburn take a left hand lane to Great Clifton before reaching the Melbreak Hotel. Follow this lane into the village turning right into Dalzell Gardens where the property will be located on the right hand side at the entrance



GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (81.9 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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