



52 ELTERWATER AVENUE | WORKINGTON | CUMBRIA | CA14 3LD

PRICE £135,000





SUMMARY

Located in a very popular part of Workington, this semi detached property will make a fantastic first home and is ready to move straight into. Benefitting from off road parking at the front and set on a lovely corner plot, the accommodation includes an entrance hall, a light and airy double aspect living room with French doors onto a decking area, an L-shaped kitchen/dining room with newly fitted stylish units, two double bedrooms, with a view out over the town to the sea at the rear, and a stylish modern first floor bathroom. The gardens wrap around the side and rear but are low maintenance being mainly gravelled plus a split level decking area. A great house for the money...

EPC band D

GROUND FLOOR **ENTRANCE HALL**

A part glazed PVC door with double glazed window beside leads into hall with doors to rooms, double radiator, stairs to first floor

LIVING ROOM

Double glazed window to front with blinds, double glazed French doors to garden, modern style electric fire, double radiator

KITCHEN/DINING ROOM

An L-shaped room fitted with a stylish modern range of base and wall mounted units with work surfaces, electric hob with oven and extractor, fitted fridge freezer and washing machine, sink unit, under stairs cupboard, cupboard housing wall mounted combi boiler, double glazed window to rear. dining area with space for bistro table and chairs, double radiator, double glazed windows to front and side, part double glazed PVC door to side

FIRST FLOOR **LANDING**

Double glazed window to rear with a view over the town towards the sea, access to loft space

BEDROOM 1

A double aspect bedroom with double glazed windows to front and rear, sea view over the town to the rear, double radiator,

BEDROOM 2

Double glazed window to front, double radiator, built in cupboard over stairs



BATHROOM

A stylish modern suite including a P-shaped bath with thermostatic shower unit and curved screen, hand wash basin and hidden cistern WC with cupboard under, tiled splash areas, extractor fan, chrome towel rail

EXTERNALLY

The property occupies a corner plot and has a drop kerb drive on the side road leading to a parking space at the front of the house. Garden area with hedgerow border and step down to front door plus side gate into rear garden. The rear garden is enclosed and laid with stone chippings plus a twin level decking area, mature tree to back corner.

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, fitted fridge freezer and washing machine

Broadband type & speed: Standard 12 Mbps / Superfast 80Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates Vodafone has limited service indoors but all other networks are ok. All providers have signal outside.

Planning permission passed in the immediate area: None known

The property is not listed

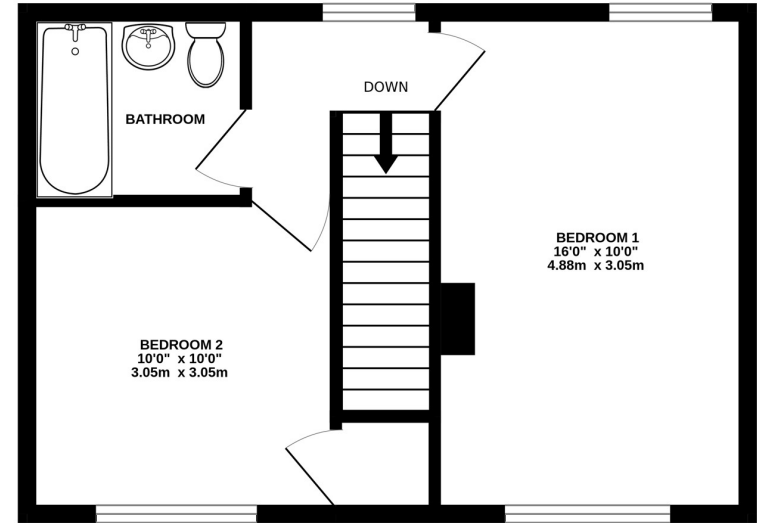
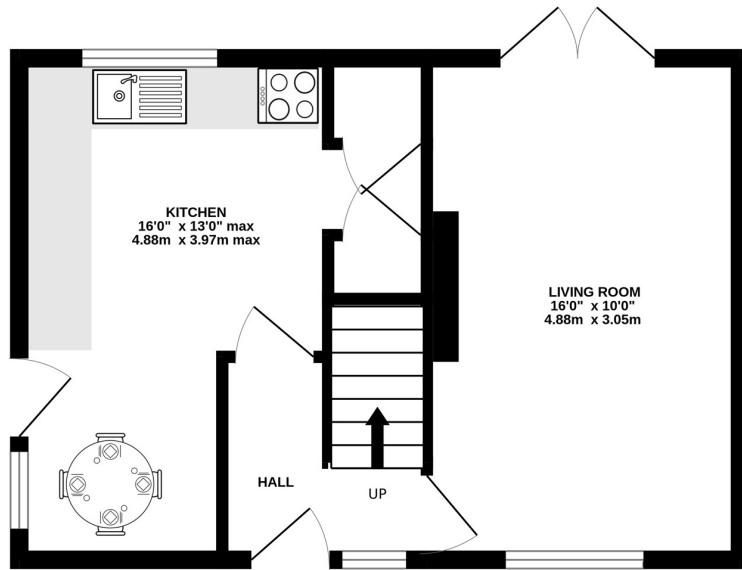
DIRECTIONS

From the town centre head out on Washington Street, taking the first turn at the roundabout by Kwik Fit into Cross Hill. Turn right into Newlands Lane, taking the third right turn into Honister Road. Take the left turn into Elterwater Avenue and the property will be located on the right hand side.



GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.

1ST FLOOR
367 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 732 sq.ft. (68.0 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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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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		65	85
England, Scotland & Wales			
EU Directive 2002/91/EC			