



80 NEWLANDS PARK | DEARHAM | CUMBRIA | CA15 7ED

PRICE £225,000





### SUMMARY

This extended semi detached bungalow on Newlands Park sits in a lovely position within this popular cul de sac in Dearham and will make an excellent home. Improved and reconfigured by the current owner it includes an entrance hall, a generous living/dining room, a modern kitchen, two double and one single bedroom and a family bathroom. The plot is generous and includes an enclosed frontage laid to lawn, a low maintenance paved rear garden with lean-to sun room, an enclosed bin store area and a garage located at the back with a drive for two vehicles. Three bedroom bungalows are rare so jump on your chance to buy this one!

### ENTRANCE HALL

A part glazed PVC front door leads into hall with doors to rooms, door to inner hall, access to loft space and radiator.

### INNER HALL

Doors to living room and bedroom 3, storage recess

### LIVING/DINING ROOM

Created from an extension to the side and with a triple aspect, double glazed window to front, rear and two to side. Electric fire with surround, two double radiators, coved ceiling

### KITCHEN

Fitted range of base and wall mounted units and work surfaces, including single drainer sink unit, tiled splash back, electric cooker with extractor fan over, integrated freezer, space for washing machine, tile effect floor, built in cupboard housing the combi boiler, double radiator, double glazed window to rear, double glazed door to rear

### BEDROOM 1

A double bedroom with double glazed window to rear, radiator.

### BEDROOM 2

A further double bedroom with double glazed window to front, radiator

### BEDROOM 3

A decent single bedroom with double glazed window to front, wardrobe recess, coved ceiling, radiator

### BATHROOM

Fitted with panel bath, hand wash basin and hidden cistern WC. Tiled walls and tile effect floor, radiator, double glazed window to rear.



### LEAN-TO SUN ROOM

PVC construction with polycarbonate roof and double glazed windows, fitted blinds, tiled floor.

### EXTERNALLY

The front garden is generous and is enclosed by dwarf fencing. It is laid to lawn with path to front door and planted borders. To the rear there is a courtyard style garden laid to paving with access to lean-to and garage, garden shed, outside tap. To one side is an area enclosed by fencing for bin storage and a gate from here opens to drive.

Garage with remote control door and power supply. Parking for two vehicles to front of garage

### 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 828600

cockermouth@lillingtons-estates.co.uk

Council Tax Band: B

Tenure: Freehold

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

Fixtures & Fittings: Carpets, oven hob and extractor, garden shed

Broadband type & speed: Standard 6 Mbps/Superfast 80Mbps

Known mobile reception issues: All ok outdoors. 3 no service inside, O2 limited service inside

Planning permission passed in the immediate area: None known

The property is not listed

### DIRECTIONS

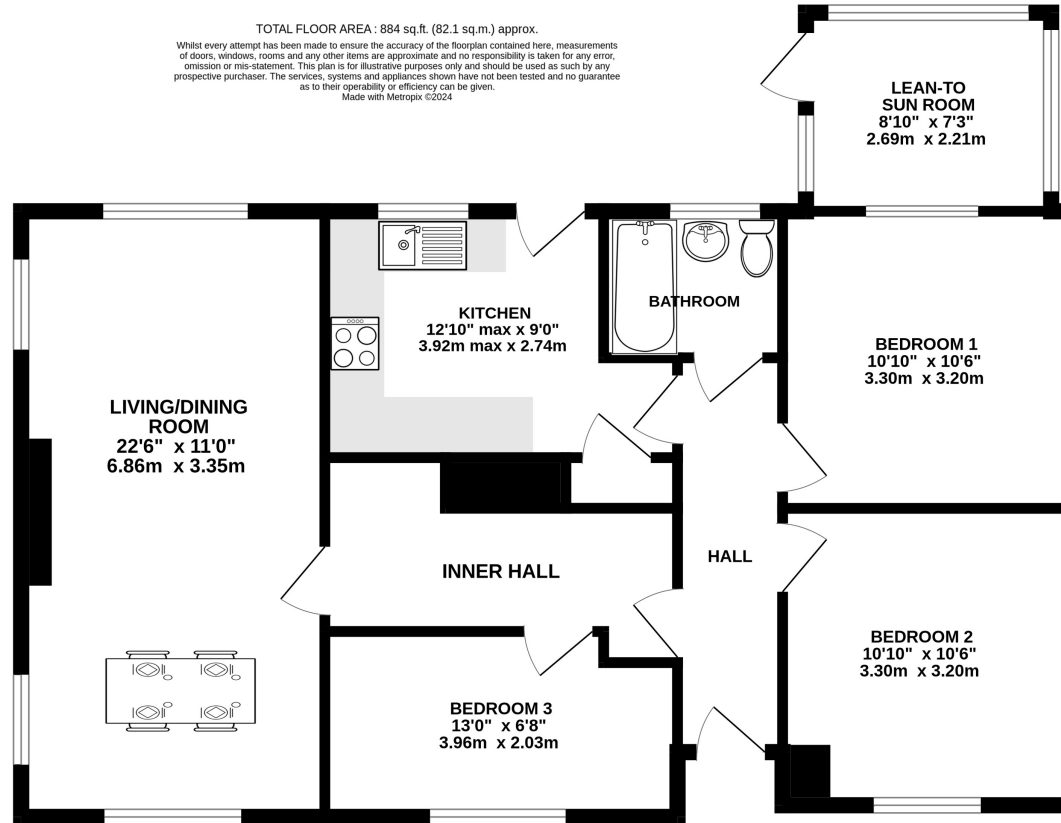
From Cockermouth take the A594 towards Maryport. On entering the village of Dearham proceed past the petrol station and turn right into Newlands Park. Follow the cul de sac round to the right and the property will then be found on the right hand side, facing you.



# GROUND FLOOR

884 sq.ft. (82.1 sq.m.) approx.

TOTAL FLOOR AREA: 884 sq.ft. (82.1 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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[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>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>69</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			