



2 HOPEDENE | CLEATOR MOOR | CUMBRIA | CA25 5RU

PRICE £125,000





SUMMARY

This well presented and lovingly cared for terraced home is set well in the cul de sac with views out to Dent at the front and includes an entrance hall, a stylish living room, an enlarged modern fitted kitchen/dining room with new integrated appliances and French doors to garden, three decent bedrooms, a useful study area on the landing plus a modern fitted shower room. There is parking available in an area to the side, and a decent enclosed garden with lawn, patio and decking. An affordable family home in a good area, in good condition and one that should be on your 'to view' list..

EPC band D

GROUND FLOOR

HALL

A part double glazed composite front door with double glazed window beside leads into hall with stairs to first floor, door to living room, coved ceiling, wood style flooring

LIVING ROOM

Double glazed window to front, double radiator, electric fire with surround and hearth, coved ceiling, wood style flooring, door to kitchen

KITCHEN/DINING ROOM

Recently fitted in a range of base and wall mounted units with wood style work surfaces, electric hob with oven and extractor, single drainer sink unit, integrated washing machine, tumble dryer and dishwasher, space for American style fridge freezer, tile effect flooring, space for table and chairs, double radiator, under stairs cupboard, double glazed window to rear, French doors to garden

FIRST FLOOR

LANDING

Doors to rooms, recess for useful study area, dado rail, access to loft space

BEDROOM 1

Double glazed window to front with a view towards Dent, built in cupboard and wardrobes to one wall, double radiator

BEDROOM 2

Double glazed window to rear, double radiator, built in wardrobes with sliding doors,

BEDROOM 3

Double glazed window to front with a view towards Dent, double radiator

SHOWER ROOM

Recently fitted to include a double shower enclosure with thermostatic shower unit, pedestal hand wash basin, low level WC. PVC cladding to walls, two double glazed windows to rear, towel rail

EXTERNALLY

The property is well set back from the road with an enclosed garden area laid to lawn with path leading to front door and branching off to a shared passageway leading to rear garden. The rear garden is also enclosed and includes a patio area, lawn, decking and two sheds.

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: A

Tenure: Freehold

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

Fixtures & Fittings: Carpets, two sheds, oven hob and extractor, integrated dishwasher, washing machine and tumble dryer

Broadband type & speeds available: Standard 11Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to November 24' indicates Vodafone has service indoors but O2 has limited signal and the other networks have none. All providers have service outside.

Planning permission passed in the immediate area: None known

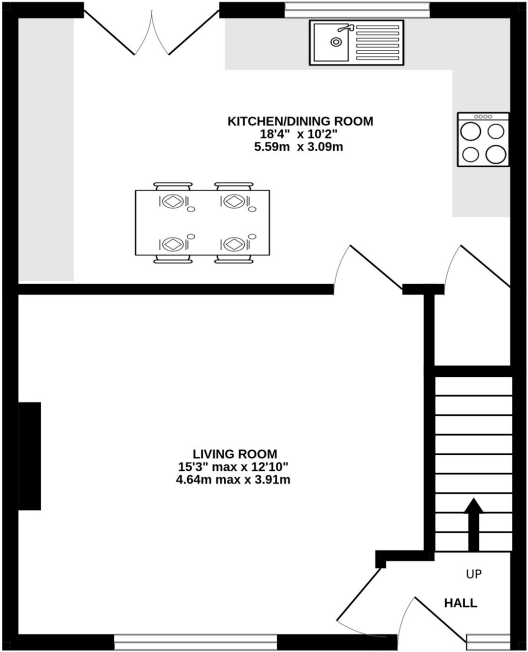
The property is not listed

DIRECTIONS

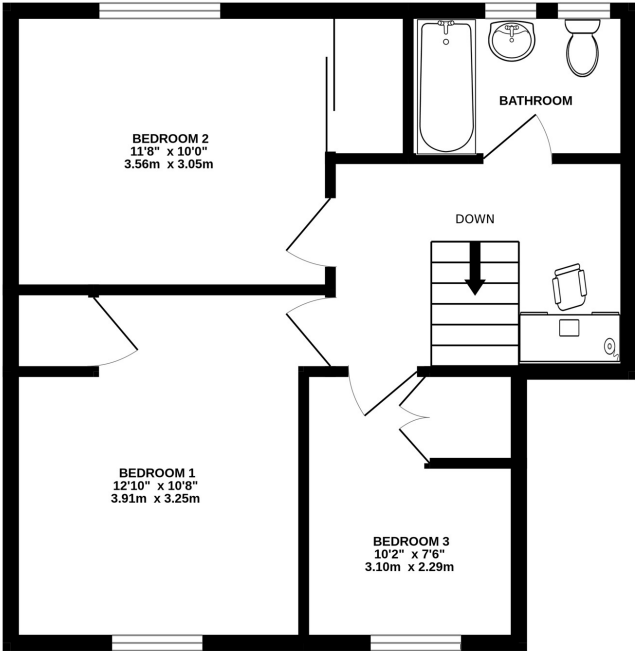
From Whitehaven head out through Hensingham passing the swimming pool and continue to Cleator Moor. Turn left into Mill Hill and take the second left into Hopedene where the property will be located on the left side of the road.



GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 898 sq.ft. (83.5 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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