



52 ARLECDON PARKS ROAD | ARLECDON | CUMBRIA | CA26 3XG

PRICE £130,000





SUMMARY

Simply stunning!... This renovated and remodelled traditional terrace cottage is a real treat and has been finished in a stylish, contemporary style. Well positioned just outside the Lake District National Park boundary but within easy reach of the Western lakes and fells, plus with access onto the famous C2C cycleway only 1/4 mile away, this is perfect for those with outdoor interests. The property now includes an enlarged living room with dining area, a modern fitted kitchen, a large double bedroom to the front with views to the fells, a second bedroom and a generous modern first floor bathroom. To the rear is a courtyard style garden. This is a property you can literally walk straight into and so is perfect if you are looking for a bolt-hole or investment property.

EPC band D

GROUND FLOOR ENTRANCE VESTIBULE

A part double glazed entry door leads into vestibule with internal window and a door into living room

LIVING AREA

A generous light filled area which has been enlarged by relocating the stairs. Double glazed window to front, radiator, electric fire with surround and hearth, stairs to first floor, wood style flooring, opening into dining area

DINING AREA

Double glazed window to rear, space for dining table and chairs, radiator, wood style flooring, under stairs cupboard, door into kitchen

KITCHEN

A modern kitchen fitted with a range of base and wall mounted units with wood style work surfaces, single drainer sink unit, electric hob with extractor over, eye level oven and grill, integrated fridge/freezer, space for washing machine, double glazed window to rear, part double glazed door to garden

FIRST FLOOR LANDING

A generous landing, enlarged by relocating the stairs, doors to rooms, access to loft space, radiator

BEDROOM 1

A large light and airy double bedroom with twin double glazed windows to front affording views towards the fells, double radiator

BEDROOM 2

Double glazed window to rear, radiator, built in cupboard housing combi boiler



FIRST FLOOR BATHROOM

A generous bathroom fitted in a modern suite and including a panel bath, separate double shower enclosure with thermostatic twin head shower, hand wash basin with cupboard unit under, low level WC. Tiling to splash areas, chrome towel rail, tile effect flooring, double glazed window to rear, extractor fan

EXTERNALLY

To the rear is an enclosed split level courtyard garden laid to concrete with raised beds and a rear access path.

Agents note: To the rear of this is a further area of garden which has been used by previous owners for years but is not on the deeds for the property. It has been suggested to the agent that the new owners should be able to continue using this if desired or look to purchase the land from the local farmer like many neighbouring homes have done.

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

cockermonth@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, integrated fridge freezer

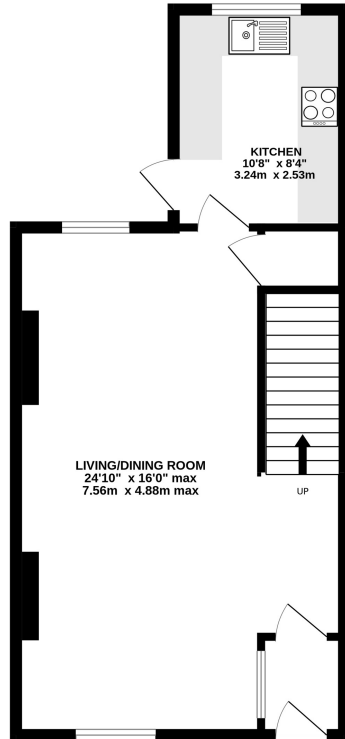
The property is not listed

DIRECTIONS

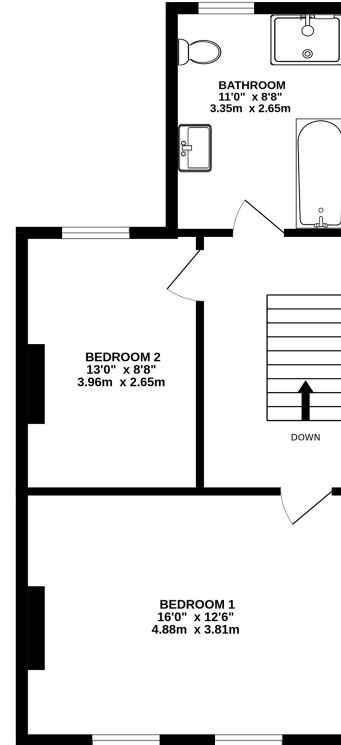
From Cockermonth head south on the A5086 passing Laumplugh and Asby to Rowrah. Pass the car garage on the left hand side and the property will be situated on the right hand side of the road approximately half a mile along.



GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR
486 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA: 964 sq.ft. (89.5 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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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

58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 61 | 82 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |