



4 HOLYOAKE TERRACE | BECKERMET | CUMBRIA | CA21 2XQ

PRICE £165,000





SUMMARY

This immaculately presented cottage is located within easy walking distance of the village pub and is perfect for those wanting access to the coast or the Lake District fells. Offered chain free the property includes a stunning open plan living/dining room, a generous modern kitchen with separate utility area, three lovely first floor bedrooms and a modern first floor family bathroom. The property is set back from the village lane and enjoys a garden with blossoming tree at the front, plus there is a courtyard garden at the rear and a single garage which is accessed at the rear via a small lane. This ticks so many boxes and is sensibly priced too!

EPC band D

GROUND FLOOR ENTRANCE PORCH

A part double glazed composite door leads into porch with a part glazed door into dining room

DINING ROOM

Double width double glazed window to front, radiator with cover, space for table and chairs, wood style flooring, part glazed door to stairs which lead up to first floor, opening into living room

LIVING ROOM

Double glazed window to rear, double radiator, wood effect flooring, door to kitchen

KITCHEN

Fitted range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splashback, electric hob with oven and extractor, double glazed window to side, double radiator, under stairs storage cupboard, tiled flooring, part double glazed door to yard, arch into utility area

UTILITY AREA

Double glazed window to side, wall mounted combi boiler in cupboard unit, integrated fridge freezer, space for washing machine and tumble dryer, fitted cupboards and work surfaces, double radiator, tiled flooring

FIRST FLOOR LANDING

Doors to rooms, skylight for natural light, built in cupboard, radiator

BEDROOM 1

Double glazed window to front, double radiator, chimney breast

BEDROOM 2

Double glazed window to rear with views over fields, double radiator

BEDROOM 3

Double glazed window to rear, double radiator, wood style flooring

BATHROOM

Fitted with panel bath, thermostatic shower unit and screen, PVC splash areas, hand wash basin, low level WC. Extractor fan, radiator, wood style flooring

EXTERNALLY

At the front of the property there is a low maintenance garden area behind stone wall, laid mainly to shillies and with tree in centre. Various areas of planting. To the rear there is a courtyard area with outhouse and decking section, personal door into 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: B

Tenure: Freehold

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

Fixtures & Fittings: Carpets, oven hob and extractor fan

Broadband type & speeds available: Standard 18Mbps / Superfast 80 Mbps

Mobile reception: Data retrieved from Ofcom dating back to November 24' indicates Vodafone has no signal and the others have limited service indoors. All providers are ok outdoors

Planning permission passed in the immediate area: None known

The property is not listed

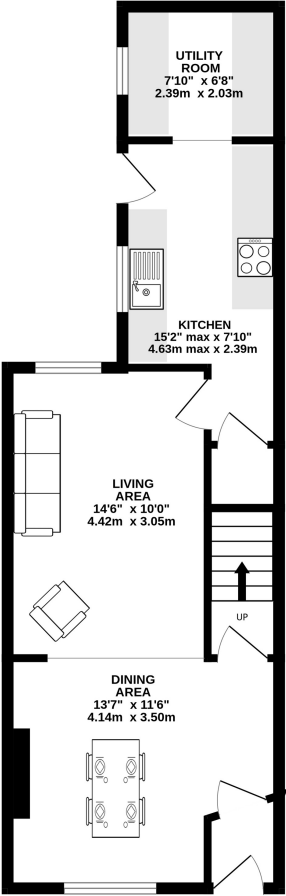
DIRECTIONS

From Whitehaven head south on the A595 passing Egremont. Pass the first turn to Beckermert by the Cemetery, cross the next roundabout and then take the third right turn to Beckermert. Once in the village Holyoake Terrace will be located on the left hand side set back from the road before reaching the White Mare pub.

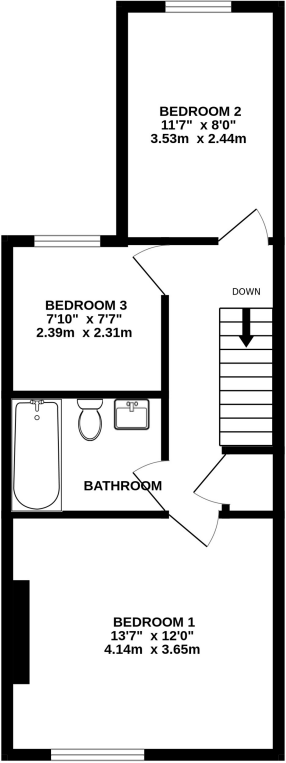




GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 926 sq.ft. (86.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		