



38 MELBREAK AVENUE | COCKERMOUTH | CUMBRIA | CA13 9AT

PRICE £160,000



Lillingtons
Estate Agents



SUMMARY

Occupying a decent corner style plot, this traditional semi detached home makes a great way to get onto the Cockermouth ladder and will be a great family home. Offered with no chain the property benefits from a gated drive to the side and includes an entrance hall, a double aspect living room, a fitted kitchen with space for bistro table, a useful ground floor WC, three first floor bedrooms and a stylish modern first floor bathroom. The gardens are low in maintenance and laid with stone chippings with a raised decking area.

EPC band D

GROUND FLOOR ENTRANCE HALL

A part double glazed door leads into hall with doors to rooms, double radiator, stairs to first floor, wood effect flooring

LIVING ROOM

A double aspect room with double glazed windows to front and rear, double radiator, living flame fire with surround, wood style flooring

KITCHEN

Fitted range of base and wall mounted units with work surfaces, gas hob with extractor and eye level oven, single drainer sink unit space for washing machine, double radiator, tiled flooring, double glazed window to side, space for bistro table, opening to lobby

REAR LOBBY

Part double glazed door to garden, recess for fridge freezer, door to WC

GROUND FLOOR WC

Window to side, low level WC. Cladding to half wall height

FIRST FLOOR LANDING

Double glazed window to front, built in cupboard, doors to rooms

BEDROOM 1

Double glazed window to rear, double radiator

BEDROOM 2

A double aspect room with double glazed windows to side and rear, double radiator, built in cupboard housing combi boiler

BEDROOM 3

Double glazed window to front

BATHROOM

Recently fitted to include a p-shape bath with thermostatic unit and screen, hand wash basin and hidden cistern WC in cupboard unit, chrome towel rail, double glazed window to side, extractor fan, PVC cladding to splash areas, built in linen cupboard, tile effect flooring

EXTERNALLY

To the front there is a low maintenance garden area with path to front door. A gated drive at the side provides parking for one car and at the rear there is a low maintenance garden area laid with stone chippings and with a raised decking area for seating

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: A

Tenure: Freehold

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

Fixtures & Fittings: Carpets, oven hob and extractor

Broadband type & speed: Standard 16Mbps / Superfast 75Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates 3 has service but all others have limited service indoors. All networks have signal outside

Planning permission passed in the immediate area: None known

The property is not listed

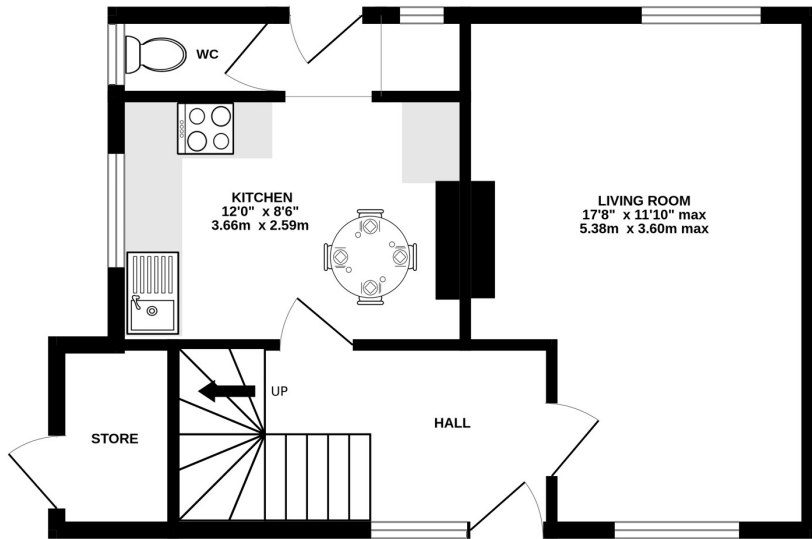
DIRECTIONS

From the office turn left onto Victoria Road and at the sharp bend in the road turn left into the top of Kirkgate, then following round to the right into Windmill Lane. Take the 4th turn on the left into Whiteside Avenue and turn right at the bottom onto Melbreak Avenue. The property will be situated on the right hand side.

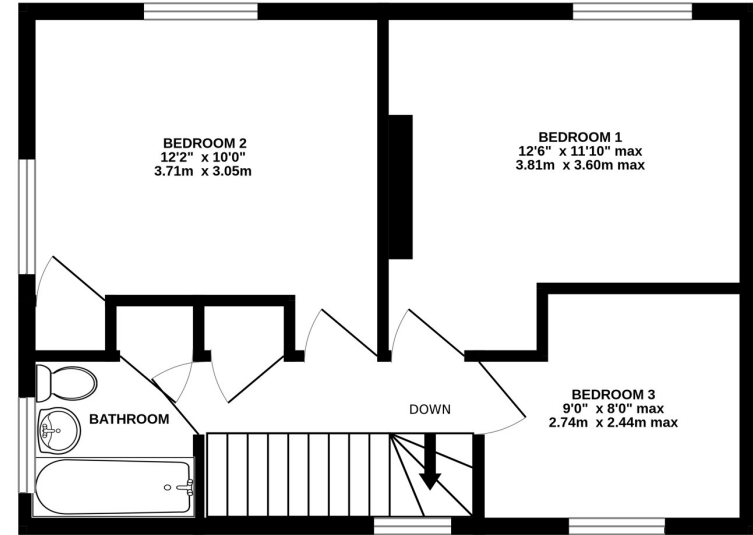




GROUND FLOOR
426 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 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.
Made with Metropix ©2024

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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			