



5 WORDSWORTH CLOSE | EGREMONT | CUMBRIA | CA22 2HG

PRICE £130,000





SUMMARY

Occupying a lovely plot with an open frontage and views towards the fells at the rear, this semi detached four bedroom family home is a must see! Well located for access to schools and local shops the property has been re-worked internally and now includes a double aspect living/dining room, a generous open plan kitchen/breakfast room, ground floor WC, the four first floor bedrooms and a modern first floor shower room. The gardens to the front are laid to lawn and those to the rear include a patio terrace, areas of gravel and some mature shrubs/bushes. Looking for a family home you wont outgrow and with a limited budget? Then this is the one for you...

EPC band C

GROUND FLOOR ENTRANCE HALL

A part double glazed PVC door leads into hall with two double glazed windows beside, stairs to first floor, double radiator, wall mounted combi boiler, wood style flooring, door into kitchen/breakfast room

KITCHEN/BREAKFAST ROOM

Enlarged into a former store and fitted with a comprehensive range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splashbacks, gas hob with oven and extractor, integrated fridge and freezer, space for dishwasher, under stairs storage cupboard, double glazed windows to side and rear, radiator, space for bistro table and chairs, part glazed door to rear porch and to living room

REAR PORCH

Part double glazed door to garden, door to WC

GROUND FLOOR WC

Double glazed window to side, low level WC, hand wash basin, radiator

LIVING/DINING ROOM

A double aspect room with double glazed window to front, sliding patio doors to rear, double radiator, coved ceiling, space for table and chairs

FIRST FLOOR

LANDING

Doors to rooms, double glazed window to side, access to loft space

BEDROOM 1

Double glazed window to front, radiator, coved ceiling, saloon fan

BEDROOM 2

Double glazed window to rear with views towards Dent, radiator

BEDROOM 3

Double glazed window to front, radiator, built in cupboard over stairs

BEDROOM 4

Double glazed window to rear with views towards Dent, radiator



SHOWER ROOM

Fitted with a double walk-in shower enclosure with electric unit and PVC splash areas, pedestal hand wash basin, low level WC. Double glazed window to rear, radiator, wood style flooring

EXTERNALLY

The property benefits from a generous frontage laid to lawn with maturing plants and steps that lead down to the front door. Access gate to side into rear garden which is enclosed and laid to gravel and paving with various mature bushes and plants. Rear access gate.

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, oven hob and extractor, integrated fridge and freezer

Broadband type & speed: Standard 16Mbps / Superfast 80Mbps

Known mobile reception issues: All ok outside but all have limited service indoors

Planning permission passed in the immediate area: None known

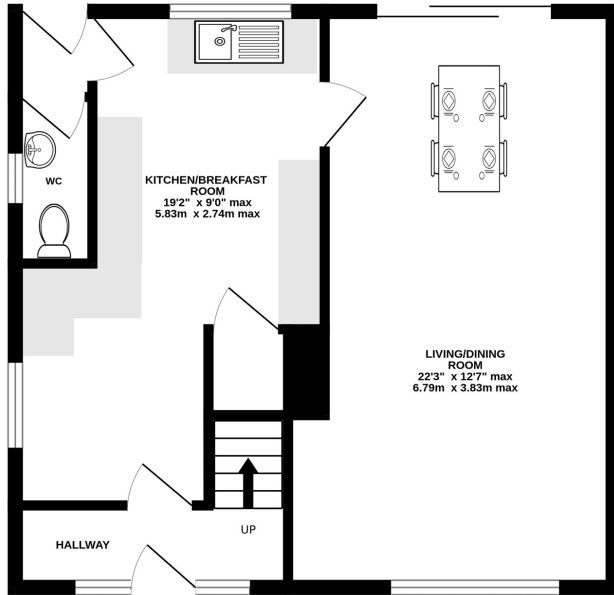
The property is not listed

DIRECTIONS

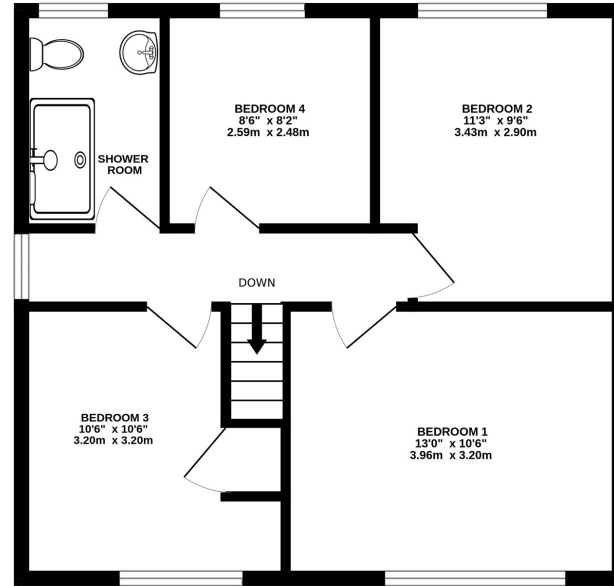
From Whitehaven head south on the A595 passing through Bigrigg and at Egremont turn right at the first roundabout into Howbank Road, turning first right into Gillfoot Road. At the mini roundabout turn right into Smithfield Road and bear left at the bend into Croadalla Avenue. Take the 4th turn right by the shops into Baybarrow Road and pass the school taking the third left turn into Wordsworth Close. The property will be located on the left hand side.



GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 1019 sq.ft. (94.7 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+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			