



95 GABLE AVENUE | COCKERMOUTH | CUMBRIA | CA13 9BU

PRICE £325,000



Lillingtons
Estate Agents



SUMMARY

This generous modern five bedroom property occupies a lovely corner plot with a great feel of openness to the front and has been comprehensively upgraded and remodelled by the owners, making for a perfect family home. Sporting a gorgeous statement kitchen with Neff appliances and 'Silestone' quartz worktops, a generous dining room extension with insulated composite roof plus a stylish shower room in addition to the family bathroom, this ticks plenty of boxes and also includes an entrance hall, a lovely living room with opening into the kitchen, a separate utility room and of course the five first floor bedrooms (plenty of home office options), with the front facing rooms enjoying fell views. There is an enclosed garden to the rear, plus an integral garage and parking to the front. A wonderful home which ticks a lot of boxes, in a sought after location within easy access to town and schools...

EPC band TBC

GROUND FLOOR ENTRANCE HALL

A part glazed front door with window beside leads into hall with stairs to first floor, under stairs storage cupboard, radiator, wood style flooring, doors to living room and kitchen

LIVING ROOM

Double glazed window to front with fitted shutter blinds, gas living flame fire, double radiator, coved ceiling, opening into kitchen

KITCHEN/BREAKFAST ROOM

A stunning open plan room, now fitted with a stylish range of base and wall mounted units with 'Silestone' Quartz worktops and breakfast bar, butler style twin bowl sink unit, Neff induction hob, twin ovens and extractor, Neff integrated dishwasher and microwave, full size integrated larder fridge, double glazed window to rear, part glazed double doors to dining room, door into utility room, wood style flooring

DINING ROOM

A generous conservatory style dining room with double glazed windows to three sides, now with a composite insulated roof, patio doors to side, fitted blinds, space for family table and chairs, double radiator, wood style flooring

UTILITY ROOM

Fitted base and wall units with matching Quartz worktops, inset sink unit, integrated freezer, wall mounted combi boiler, part glazed door to garden, double glazed window to rear, space for washing machine and tumble dryer, personal door to garage, wood style flooring

FIRST FLOOR LANDING

Doors to rooms, access to loft space, air recirculation unit

BEDROOM 1

Double glazed window to front with fell top views, built in wardrobes along one wall, radiator

BEDROOM 2

Double glazed window to rear, radiator

BEDROOM 3

Dormer double glazed window to front with views to the fell tops, double radiator

BEDROOM 4

Velux window to rear, radiator

BEDROOM 5

Double glazed window to front with view towards the fell tops, cupboard over stairs, radiator

BATHROOM

Double glazed window to rear, panel bath with shower attachment, hand wash basin and low level WC. Tiled walls and tile effect flooring

SHOWER ROOM

Shower enclosure with electric shower unit, hand wash basin and low level WC unit, chrome towel rail, tiled walls and tile effect flooring

EXTERNALLY

The property occupies a corner plot with good lawned frontage. A drive leads to an integral garage with up and over door, power and light. Path leads to front door and side access into rear garden. The rear garden is enclosed and includes a paved patio terrace, area of lawn and mature borders to side and rear.

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: C

Tenure: Freehold

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

Fixtures & Fittings: Carpets, blinds, hob twin ovens and extractor, integrated dishwasher fridge and microwave, integrated freezer, Envirovent air circulation system

Broadband type & speed: Standard 12Mbps/Superfast 75Mbps

Known mobile reception issues: Data on Vodafone may be limited else all OK

Planning permission passed in the immediate area: None known

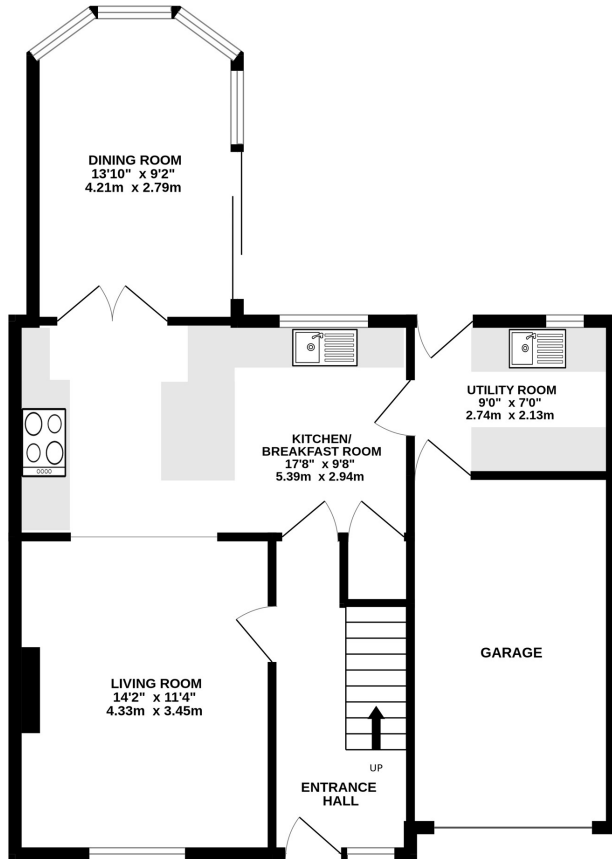
The property is not listed

DIRECTIONS

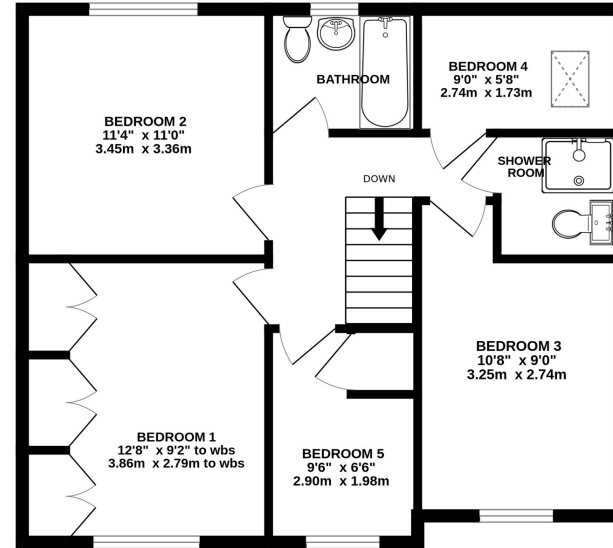
From the office turn left at the Sainsbury's traffic lights onto Victoria Road and at the sharp bend bear left into the top of Kirkgate. Follow the road round to the right onto Windmill Lane and take the 7th turning left into Slatefell Drive. Turn right into Gable Avenue and proceed uphill taking the 2nd right continuing to follow Gable Avenue. Take the cul de sac on the left and the property will be located on the left hand corner.



GROUND FLOOR
745 sq.ft. (69.2 sq.m.) approx.



1ST FLOOR
627 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 1371 sq.ft. (127.4 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

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