



31 TRUMPET TERRACE | CLEATOR | CUMBRIA | CA23 3DY

PRICE £130,000





SUMMARY

These pretty traditional cottage style homes on Trumpet Terrace always sell fast due to the lovely views towards Dent at the front and this one is no different, however this also benefits from a rear extension and a generous garden making it a rare find! Offered for sale with no onward chain the property includes an entrance hall, open plan living/dining room, an extended kitchen with breakfast area and patio doors to garden, two first floor bedrooms and a large bathroom with bath plus separate shower room and a generous top floor bedroom. The garden at the rear includes a lawn with borders and a path from there leads down to a further garden with decking, greenhouse and further lawn. A fantastic home for the money...

EPC band E

GROUND FLOOR

ENTRANCE HALL

A part glazed composite front door leads into a vestibule with fanlight over. Part glazed door to hall with door to living room radiator and stairs to first floor

LIVING/DINING ROOM

A double aspect room with double glazed windows to front and rear, gas living flame fire in surround and hearth, two double radiators, coved ceiling, dado rail, under stairs cupboard, door into kitchen

KITCHEN/BREAKFAST ROOM

Double glazed window to side, part double glazed door to side, fitted range of base and wall mounted units with work surfaces, single drainer sink unit, space for cooker and washing machine, integrated fridge freezer, wall mounted combi boiler, space for table and chairs, double radiator, sliding patio doors to rear into garden

FIRST FLOOR

LANDING

Doors to rooms, radiator, dado rail, door to stairs leading up to attic bedroom

BEDROOM 1

Double glazed sash style window to front, picture rail, coved ceiling, double radiator, under stairs cupboard

BEDROOM 2

Double glazed windows to rear and side, double radiator, coved ceiling

BATHROOM

A large modern bathroom with double glazed window to rear, fitted with a freestanding bath, quadrant shower enclosure with electric shower unit, hand wash basin and hidden cistern WC. Cupboard units, double radiator, coved ceiling, electric heater

ATTIC BEDROOM

A lovely bedroom with vaulted ceiling, Velux window to front, double radiator, eaves storage

EXTERNALLY

The property includes a low maintenance front area with gated path to front door and at the rear there is a lovely mature garden split into two sections. The first is laid to lawn with borders and a path leading down to the bottom section which is larger in size and includes decking, lawn, greenhouse and mature trees to borders.

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, integrated fridge freezer, greenhouse

Broadband type & speed: Standard 17Mbps / Superfast 49Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates EE & 3 have no service indoors, the others having limited service. All networks are ok outdoors

Planning permission passed in the immediate area: None known

The property is not listed

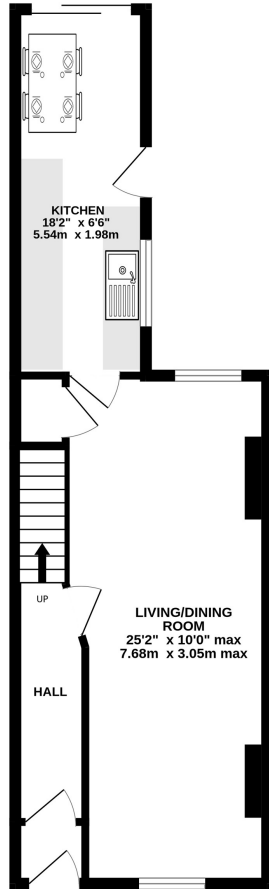
DIRECTIONS

From Whitehaven head out through Hensingham passing the swimming pool and out to Cleator Moor. Pass through the town centre and continue along Ennerdale Road to a T-junction with the A5086, turning right towards Egremont. The road becomes Trumpet Terrace and the property will be located on the right hand side

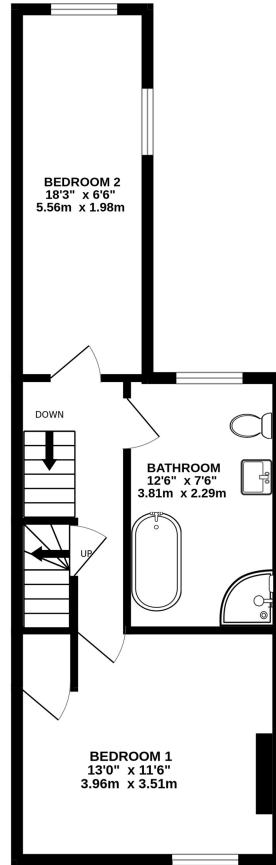




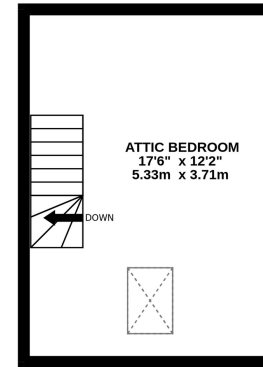
GROUND FLOOR
427 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



2ND FLOOR
215 sq.ft. (20.0 sq.m.) approx.



TOTAL FLOOR AREA : 1067 sq.ft. (99.1 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		
(69-80)	C		77
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			