

## Financial Services

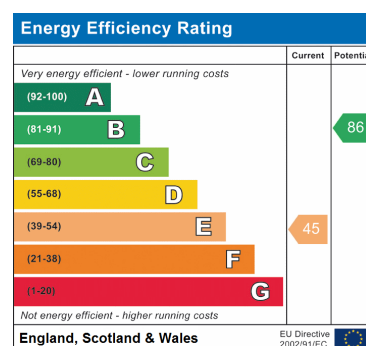
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- Mortgage Advice
- Home & Contents Insurance
- Life & critical illness insurance
- Income & Family protection
  - Landlords Insurance
  - Budgeting Advice

Please call any branch for further information or to make an appointment.

30 DALZELL STREET, WHITEHAVEN, MOOR ROW CA24 3JP  
£60,000

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30 DALZELL STREET, WHITEHAVEN, MOOR ROW CA24 3JP  
£60,000

This deceptively spacious middle terrace house in the popular village of Moor Row will make a great buy for someone looking for a project. Once renovated the three storey property will make an excellent home or investment vehicle and includes an entrance vestibule, living room, kitchen/dining room, rear hall, ground floor shower room, two first floor bedrooms and a generous study room and third bedroom to the second floor. There is even hardstanding to the rear for potential parking...

EPC band E



**Entrance Vestibule**

Double glazed door opens into vestibule with coved ceiling, part glazed door into living room

**Living Room**

13' 7" x 11' 8"max (4.14m x 3.56m)  
Double glazed window to front, gas fire, coved ceiling, door to kitchen

**Kitchen/ Dining Room**

11' x 11' 10" (3.35m x 3.61m)  
Double glazed window to rear, cupboards and work surfaces, single drainer sink unit, space for cooker and washing machine, under stairs storage cupboard, door to rear hall

**Rear Hall**

Stairs to first floor, built in double cupboard, doors to yard and shower room

**Ground Floor Shower Room**

Double glazed window to side, shower enclosure with thermostatic shower unit, pedestal hand wash basin and low level WC. Wall mounted hot water boiler

**Landing**

Doors to rooms, door to stairs which lead to second floor

**Bedroom 1**

13' 10" x 11' 10" (4.22m x 3.61m)  
Double glazed window to front

**Bedroom 2**

11' 8" x 8' 3" (3.56m x 2.51m)  
Window to rear with a view towards the fells, built in cupboard

**Study Room**

14' x 11' 8" (4.27m x 3.56m)  
Stairs lead up into Study Room with window to rear, access to loft space, door to bedroom 3

**Bedroom 3**

13' 10" x 11' 10" (4.22m x 3.61m)  
Double glazed window to front

**Externally**

To the rear is a yard area. The rear wall has been removed to create a hardstanding accessed from a rear vehicular lane.

**Directions**

Directions  
From Whitehaven head south on the A595 towards Egremont. Turn left into Moor Row and follow the road into the village, turning left at the junction onto Dalzell Street. The property will be situated on the right hand side.

To arrange a viewing or to contact the branch, please use the following:  
Branch Address:  
58 Lowther Street,  
Whitehaven,  
CA28 7DP  
whitehaven@lillingtons-estates.co.uk

Council Tax Band: A  
Tenure: Freehold  
Services: Mains water, gas, electricity & sewage  
Fixtures & Fittings:

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