



28A MAIN STREET | ELLENBOROUGH | MARYPORT | CUMBRIA | CA15 7DN

PRICE £110,000







## SUMMARY

If you are looking for an oversized garage and don't mind doing some home improving then this double fronted semi detached home might be just what you were looking for! The garage located to the side of the property tapers inwards but is a great width and perfect for a workshop area plus car for vehicle tinkerers. The house itself includes an entrance hall, a double fronted living room, an open plan kitchen/dining room, a generous store room for a potential home office, three decent bedrooms and a first floor shower room plus separate WC. There is a gated drive at the front and the plot size is good too. Yes it wants modernised but there is a really great house here which ticks a lot of boxes!

EPC band TBC

## GROUND FLOOR

### ENTRANCE

A glazed door leads into a double glazed porch with door into hall

### ENTRANCE HALL

Double glazed window to front, stairs to first floor, under stairs cupboard, door into kitchen

### KITCHEN/DINING ROOM

An open plan generous room in two sections. The kitchen area has double glazed windows to side and rear, fitted cupboards and worktops, single drainer sink unit, space for cooker, door to store room.

The dining area has double glazed window to rear, door to living room, double radiator, space for table and chairs

### LIVING ROOM

A spacious double aspect room with double glazed windows to front and rear, double and single radiators, fireplace with surround and hearth

### STORE ROOM

Used as a utility but with potential for home office. Double glazed windows to front and side, part glazed door to garden, wall mounted combi boiler, cupboards and worktops, double radiator, space for appliances

## FIRST FLOOR

### LANDING

Doors to rooms, access to loft space

### BEDROOM 1

A double aspect room with double glazed windows to front and rear, built in cupboard over stairs, built in wardrobe, double radiator

### BEDROOM 2

Double glazed windows to front and side, built in cupboard over stairs, double radiator

### BEDROOM 3

Double glazed window to side, double radiator



## SHOWER ROOM

Double glazed window to rear, quadrant shower enclosure with thermostatic shower unit, pedestal hand wash basin, radiator

## SEPARATE WC

Double glazed window to rear, radiator, low level WC

## EXTERNALLY

To the front a gated path leads up to front porch and entry to the house through a garden area laid to lawn. A gated drive at the side leads up to the garage. Side path leading to rear garden.

The rear garden is enclosed and includes a lawn with mature planted bushes

## 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

Broadband type & speeds available: Standard 15Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates 3 & O2 have signal indoors but others have limited service. All providers have service outside.

Planning permission passed in the immediate area: None known

The property is not listed

## DIRECTIONS

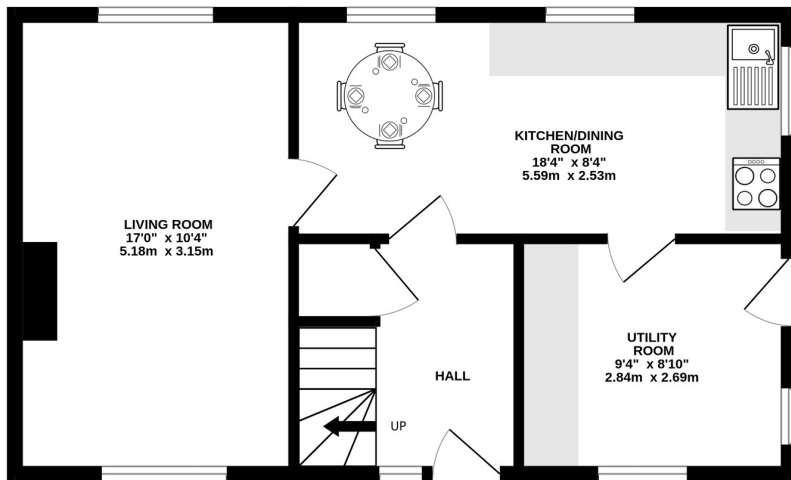
From Cockermouth take the A594 to Maryport passing Dovenby and Dearham. Come down into town through Ellenborough and turn left on the bend into Ellen Villa. At the brow turn left doubling back on yourself onto Main Street and the property will be located on the left hand side.



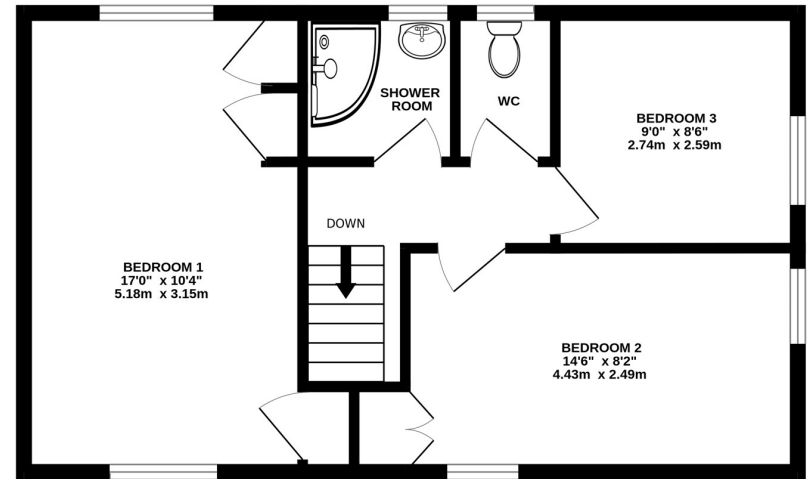




GROUND FLOOR  
483 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR  
487 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 970 sq.ft. (90.1 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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[www.lillingtons-estates.co.uk](http://www.lillingtons-estates.co.uk)

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