



19 PROSPECT ROW | CLEATOR | CUMBRIA | CA23 3DE

PRICE £72,000





SUMMARY

Located off the road, looking out onto a green for drying lines and a children's play park, this traditional house offers a lot for a small price. Enlarged at the front the property includes a generous living room, a fitted kitchen with breakfast bar, a ground floor bathroom, two first floor bedrooms and a large attic style bedroom to the top floor. There is a rear yard and also an enclosed front area laid with artificial grass. Offered for sale chain free this makes a fantastic bet whether you plan to live in it or let it out.

EPC band D

GROUND FLOOR ENTRANCE

A part double glazed PVC door leads into living room

LIVING ROOM

The living room has been extended to the front and enlarged and includes a double glazed window to front, single and double radiators, stairs to first floor, wood style flooring, doorway into kitchen

KITCHEN/BREAKFAST ROOM

Double glazed window to rear, fitted range of base and wall mounted units with work surfaces, single drainer sink unit, space for cooker, washing machine, fridge and freezer, breakfast bar, wall mounted boiler, wood style flooring, opening to rear lobby

LOBBY

Part double glazed door to yard, door into bathroom

BATHROOM

Double glazed window to side, panel bath with thermostatic shower unit, pedestal hand wash basin, low level WC. Double radiator, tiled splash areas, extractor fan, wood style flooring

FIRST FLOOR LANDING

Double glazed window to rear, doors to rooms, door to stairs leading up to attic room

BEDROOM 1

Double glazed window to front with a view out over the play park, two built in double wardrobes, radiator

BEDROOM 2

Double glazed window to rear, radiator, wood style flooring

SECOND FLOOR ATTIC BEDROOM

A generous top floor room with vaulted ceiling and exposed purlins, Velux window to front, double glazed window to front, two radiators, wood style flooring. Please note there is restricted head height at the top of the stairs.

EXTERNALLY

To the rear of the property there is an enclosed yard with rear access gate. At the front is an enclosed garden area laid with artificial grass. Beyond this is a shared area with drying lines and to the far side of the road for parking, a children's play park.

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

Broadband type & speed: Standard 14Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24'

indicates all networks have limited service indoors but all are ok outside

Planning permission passed in the immediate area: None known

The property is not listed

DIRECTIONS

From Whitehaven head out through Hensingham and on to Cleator Moor.

In the town centre turn right onto Jacktrees Road and follow this to

Cleator, turning right onto the A5086 towards Egremont. Take the next

turn on the right and follow to the end so the play park is opposite you.

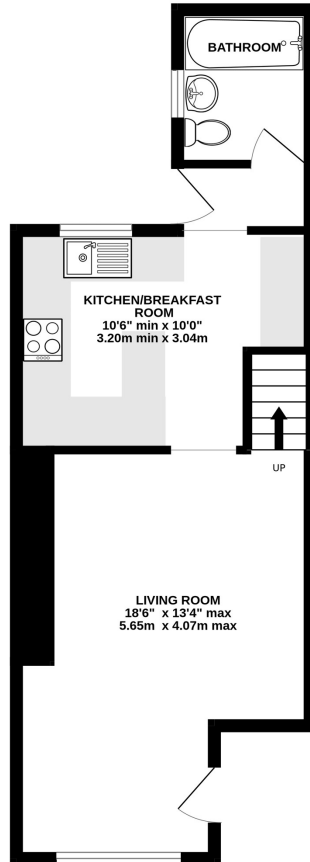
The property will then be located on the left hand side looking out onto the

park

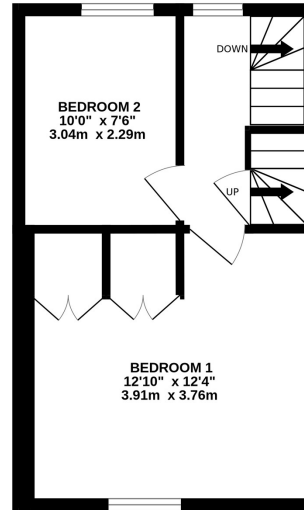




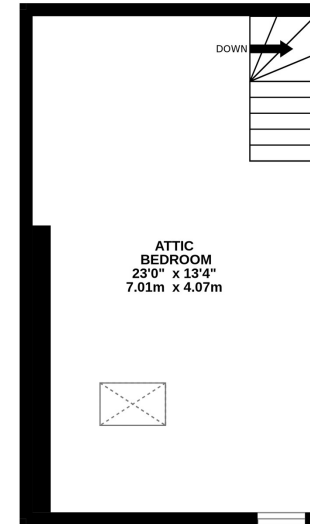
GROUND FLOOR
400 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR
291 sq.ft. (27.1 sq.m.) approx.



2ND FLOOR
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 989 sq.ft. (91.9 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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