



28 CONISTON PARK | CLEATOR MOOR | CUMBRIA | CA25 5QF

PRICE £120,000





SUMMARY

SEEKING CASH BUYERS ONLY - This detached home is located at the head of a small cul de sac within this popular modern estate in Cleator Moor. Requiring full modernisation and landscaping, the property is offered with vacant possession and includes an entrance hall, living room with bay window, dining room, kitchen, three first floor bedrooms and a bathroom. The garden to rear needs cultivation and to the side there is a generous drive leading to a single garage. A great purchase for the right calibre of buyer.

EPC band D

GROUND FLOOR

ENTRANCE HALL

Front door leads into hall with door to living room, stairs to first floor

LIVING ROOM

Bay window to front, opening into dining room, door to kitchen

DINING ROOM

Window to rear, under stairs cupboard

KITCHEN

Sink unit, window to rear, door into garden

FIRST FLOOR

LANDING

Doors to rooms, window to side

BEDROOM 1

Window to rear

BEDROOM 2

Window to front

BEDROOM 3

Window to rear

BATHROOM

Window to front, bath hand wash basin and low level WC

EXTERNALLY

The front has been planted with mature shrubs with path to front door and a lengthy driveway at the side leading to single garage. The rear garden appears to be a good size but is overgrown and needs cultivation.

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: C

Tenure: Freehold

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

Fixtures & Fittings: Carpets

Broadband type & speeds available: Standard 13Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates EE has no service indoors and the other networks have limited signal inside. All providers have service outside

Planning permission passed in the immediate area: None known

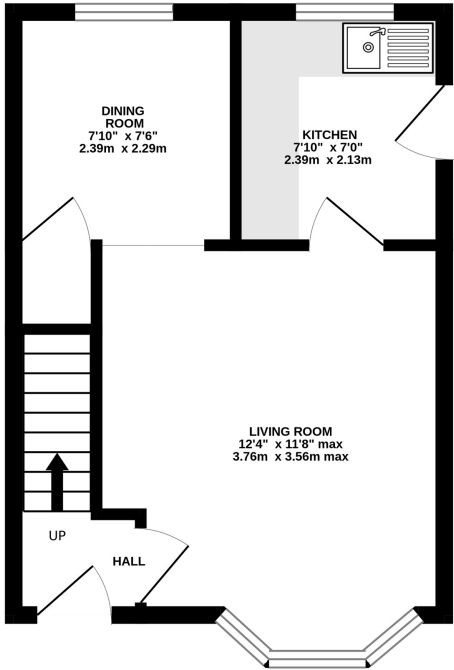
The property is not listed

DIRECTIONS

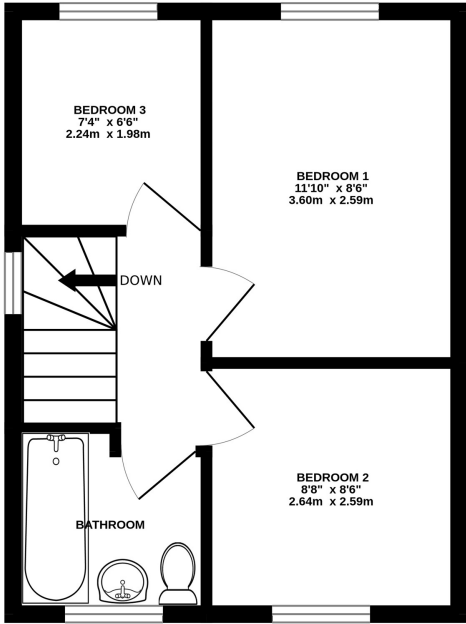
From Whitehaven head out through Hensingham past the swimming pool and out to Cleator Moor. Take the right turn before reaching the Co-op into Coniston Park and take the first cul de sac on the right. The property will be located in the top left hand corner



GROUND FLOOR
300 sq.ft. (27.9 sq.m.) approx.



1ST FLOOR
303 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 603 sq.ft. (56.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		