



1 DOVAY PLACE | GILCRUX | CUMBRIA | CA7 2QZ

PRICE £180,000







## SUMMARY

Located on the fringe of the popular village of Glicrux near Cockermouth, this generous semi detached cottage will reward the buyer who wants to upgrade and will make a fantastic semi-rural home. Enjoying views over fields towards the sea at the front, and offered for sale chain free, the property includes a generous living room and separate dining room, plus fitted kitchen and to the first floor there are three decent bedrooms and a fitted bathroom. The gardens lay mostly to the side and are mature in nature with a gated drive for 3-4 vehicles to the far end. This is a great opportunity to put your own mark on your forever home!

EPC band F

## GROUND FLOOR ENTRANCE

A part leaded light wooden door leads into living room

## LIVING ROOM

A generous double aspect room with leaded light windows to front and rear, double radiator, fireplace with TV plinth to one side, door to dining room

## DINING ROOM

Leaded light window to front, stairs to first floor, space for table and chairs, open fireplace, built in storage cupboard, tiled flooring, part glazed door to kitchen

## KITCHEN

Leaded light window to front and two to side, fitted base and wall units and work surfaces, single drainer sink unit, space for cooker, fridge and washing machine, radiator, extractor fan, tiled flooring, part glazed door to garden.

## FIRST FLOOR LANDING

Skylight window to rear, radiator, built in airing cupboard, doors to rooms

## BEDROOM 1

A generous double aspect room with leaded light windows to front and rear, views over fields to the front, radiator, access to loft space

## BEDROOM 2

Leaded light window to front with views over fields, radiator, access to loft space

## BEDROOM 3

Leaded light window to front, views over fields, radiator

## BATHROOM

Window to side, panel bath, pedestal hand wash basin, low level WC. Radiator, extractor fan

## EXTERNALLY

To the front a gate leads into an area laid with concrete behind a dwarf wall with access to front door and leading round to the side to the kitchen door. The garden lies to the side and is mature in nature with lawn and planted trees with bushes to borders. At the far end is a generous parking area, inset and with gated access, large enough for 3-4 cars.

## 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: B

Tenure: Assumed Freehold

Services: Mains water and electric are connected, mains drainage

Fixtures & Fittings: Carpets

Broadband type & speed: Standard 2Mbps/Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates 3 has no service indoors and the other providers have limited service inside. All networks have signal outdoors

Planning permission passed in the immediate area: None known

The property is not listed

## DIRECTIONS

From Cockermouth take the A594 towards Maryport and turn right to Tallentire before reaching Dovenby. Pass through Tallentire on the one way system and continue for around 1 mile, turning right to Gilcrux. The property will be situated on the right hand side of the lane before reaching the village itself.

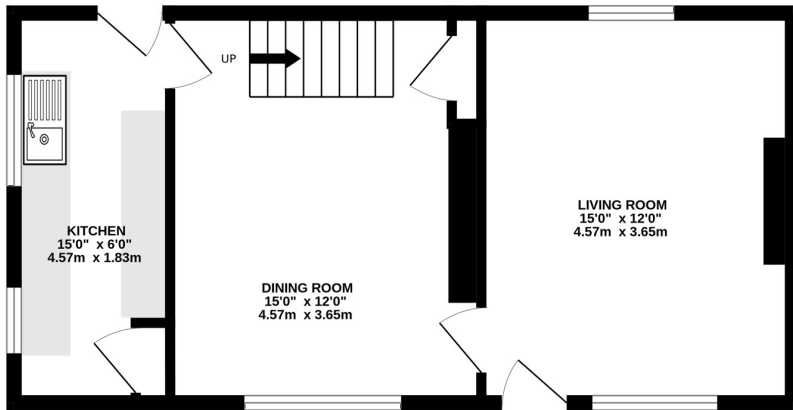




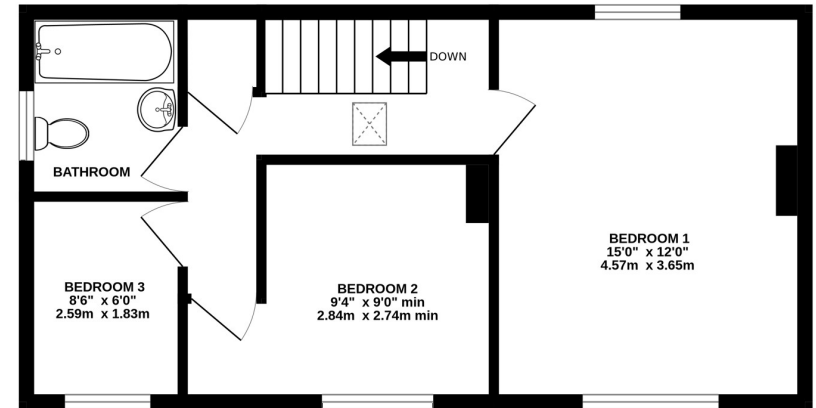




GROUND FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



**TOTAL FLOOR AREA : 883 sq.ft. (82.0 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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