



4A CHURCH STREET | MOOR ROW | CUMBRIA | CA24 3JG

PRICE £120,000



SUMMARY

We were amazed when we walked through the door of this three bedroom apartment in Moor Row, near Whitehaven. The property offers over 1500sq ft of accommodation which is as large as many family homes and is finished in a contemporary 'warehouse' style which is very pleasing and inviting. The accommodation includes a ground floor private entrance with lobby, a spacious living room with stone feature wall, a large dining room with useful study area, a generous kitchen with space for breakfast table, a large landing which feels more like an art gallery than an apartment, two double bedrooms, a single bedroom and a decent modern bathroom. In addition there is a 37' long rear yard laid with decking for somewhere to sit when the sun is out. With easy access to the sea, the C2C cycle route or the Lakeland fells this will make a great home, 'lock up & leave' or even an Airbnb!

EPC band C

GROUND FLOOR ENTRANCE LOBBY

A part double glazed PVC front door leads into an entrance lobby with space for bench seat, stairs to first floor landing.

FIRST FLOOR LANDING

The property benefits from a large landing area with doors to all rooms, a door also leads to a rear lobby with an external door leading down to the rear yard.

LIVING ROOM

Two double glazed windows to front in feature exposed stone wall, double radiator, wood style flooring, opening into dining room

DINING ROOM

Another generous room with space for large table and chairs, separate area for study desk, double radiator, wood style flooring, opening into kitchen

KITCHEN

Fitted in a comprehensive range of modern base and eye level units with work surfaces, wine rack and display units, gas hob with extractor, eye level oven, integrated dishwasher and fridge freezer, single drainer sink unit, double glazed window to rear, tile effect flooring, door to landing

BEDROOM 1

double glazed window to front, built in wardrobe over stairs, radiator, wood style flooring

BEDROOM 2

Double glazed window to front, double radiator, wood style flooring

BEDROOM 3

Double glazed window to rear, radiator, wood style flooring

BATHROOM

Double glazed window to rear, panel bath, separate quadrant shower enclosure with twin head shower unit, hand wash basin and hidden cistern WC in vanity style unit, tiling to half wall height, chrome towel rail, tile effect flooring

EXTERNALLY

From the rear lobby an external set of steps lead down to a private rear courtyard area (37' x 6') which has a rear gate out onto back lane.

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: Leasehold - lease extended with approximately 155 years remaining

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

Fixtures & Fittings: Carpets, oven hob and extractor, integrated dishwasher and fridge freezer

Broadband type & speeds available: Standard 6Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates All networks have limited service indoors but all are ok for signal outside

Planning permission passed in the immediate area: None known

The property is not listed

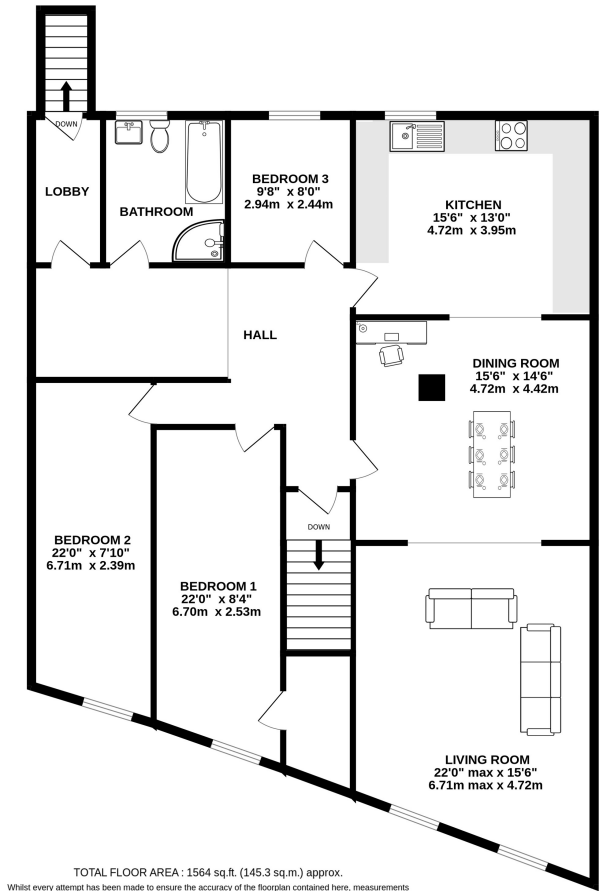
DIRECTIONS

From Whitehaven head south on the A595 towards Egremont. Before reaching Bigrigg turn left to Moor Row and follow the road into the village past the hall and school. Once round the left hand bend the road becomes Church Street and the property will be located on the right hand side.





GROUND FLOOR
1564 sq.ft. (145.3 sq.m.) approx.



TOTAL FLOOR AREA : 1564 sq.ft. (145.3 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		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		