



3 GILLFOOT AVENUE | EGREMONT | CUMBRIA | CA22 2QE

PRICE £135,000





SUMMARY

Properties like this spacious semi detached home on Gillfoot Avenue don't normally benefit from a garage but this sensibly priced house does! Set well back from the road and with a drive to the side leading to the garage, the property which is offered chain free includes an entrance hall, a double aspect living room, an open plan kitchen/dining room, a useful ground floor WC, three decent bedrooms and a first floor shower room. The gardens are well tended. This well maintained property will make an excellent home once you have put your own stamp on it, so don't miss your chance to buy.

EPC band TBC

GROUND FLOOR

ENTRANCE HALL

A part double glazed PVC door leads into hall with doors to rooms, double radiator, double glazed window to front, stairs to first floor

LIVING ROOM

Double glazed windows to front and rear with blinds, inset fireplace with surround and hearth, double radiator, coved ceiling

KITCHEN/DINING ROOM

Another double aspect room with double glazed windows to side and rear, fitted range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splashback, gas hob with oven and extractor, space for washing machine and fridge, double radiator, gas fire, built in cupboard, walk-in larder with double glazed window to front, door to side lobby

SIDE LOBBY

Part double glazed door onto drive, door to WC

GROUND FLOOR WC

Double glazed window to side, low level WC

FIRST FLOOR

LANDING

Double glazed window to front, doors to rooms, built in cupboard housing combi boiler

BEDROOM 1

A double aspect room with double glazed windows to front and rear with blinds, double radiator, coved ceiling

BEDROOM 2

Double glazed window to rear with blinds, radiator

BEDROOM 3

Double glazed window to rear with blinds, built in cupboard, radiator

SHOWER ROOM

Double glazed window to side, quadrant shower enclosure with electric shower unit, hand wash basin with cupboards under, low level WC. Towel rail, tiled flooring and walls

EXTERNALLY

The property benefits from well maintained gardens to front and rear. the front is mainly laid to lawn with planted borders, path to front door and drive to side leading to the side lobby and on to the garage. Single garage with up and over door.

The rear garden includes two areas of lawn, paving for patio of shed, planted flowers and plants to one side in raised bed.

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, oven hob and extractor, blinds

Broadband type & speeds available: Standard 16Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to November 24' indicates 02 has service indoors but all other networks have limited signal. All providers have service outside

Planning permission passed in the immediate area: None known

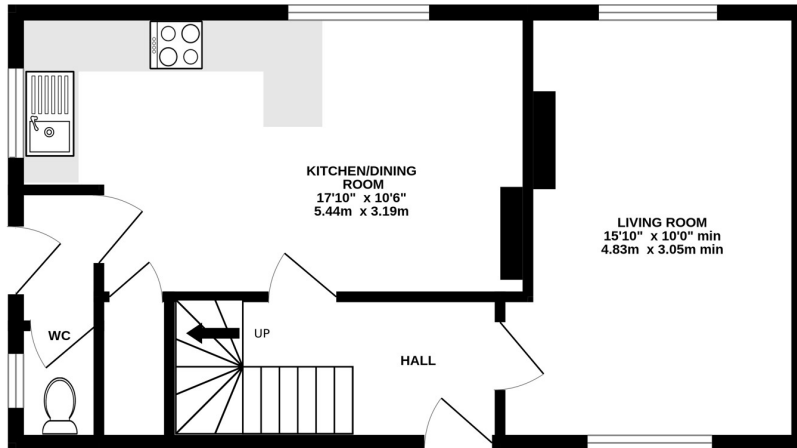
The property is not listed

DIRECTIONS

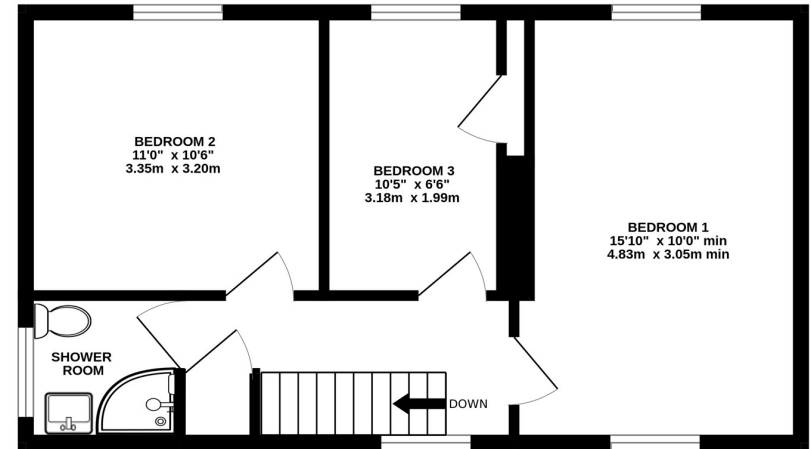
From Whitehaven head south on the A595 passing Bigrigg and on to Egremont. At the first roundabout at the bottom of the hill turn right into Howbank Road and then turn right into Gillfoot Road. Turn right into Gillfoot Avenue and the property will be located on the left hand side



GROUND FLOOR
452 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 899 sq.ft. (83.5 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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