



11 CULGARTH AVENUE | COCKERMOUTH | CUMBRIA | CA13 9PL

PRICE £295,000



Lillingtons
Estate Agents



SUMMARY

This extended detached bungalow could be the perfect downsize as it treads the middle ground between a normal two bedroom layout and the more expensive three bedroom properties. The property which is offered for sale with no onward chain is set in a small side cul de sac in this popular part of town and occupies a good plot with plenty of parking to the front and a lovely garden to the rear. The accommodation includes an entrance hall, living room, separate dining room (former kitchen) a fitted kitchen housed in a rear extension, a main bedroom with en-suite bathroom, a second double bedroom and a shower room. The gardens include a greenhouse and two timber sheds and to the side there is a single garage.

EPC band D

ENTRANCE HALL

A part double glazed PVC door with window beside leads into hall with doors to rooms, radiator, built in cupboard, coved ceiling, access to loft space

LIVING ROOM

Double glazed window to front, double radiator, electric fire, coved ceiling

DINING ROOM

Double glazed window to side, radiator, coved ceiling, space for table and chairs, space for fridge freezer, opening into kitchen

KITCHEN

Fitted range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splashbacks, electric hob with oven and extractor fan, space for dishwasher and washing machine, double glazed window to side and rear, radiator, part double glazed door to garden

BEDROOM 1

Double glazed window to rear with blinds, double radiator, built in double wardrobes, door to en-suite

EN-SUITE BATHROOM

Double glazed window to rear, panel bath, hand wash basin with cupboards under, low level WC. Tiled walls, extractor fan, electric towel rail, wood style flooring

BEDROOM 2

Double glazed window to front with blinds, radiator, built in wardrobes to one wall

SHOWER ROOM

Double glazed window to rear, shower cubicle with thermostatic shower unit, hand wash basin with cupboards under, low level WC. Tiled walls, towel rail, extractor fan



EXTERNALLY

To the front of the property there is a generous block paved parking area for 2-3 cars with a path to front door. To one side there is a garden area laid with stone chippings and planted beds and bushes and to the other, access to the rear garden.

The rear garden is enclosed and includes a paved patio terrace, greenhouse, a step up to an area of artificial grass, an area laid with stone chippings and and at the far end, two useful garden sheds with power connected.

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: D

Tenure: Freehold

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

Fixtures & Fittings: Carpets, oven hob and extractor, greenhouse and two sheds

Broadband type & speed: Standard 15Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates All providers only have limited service indoors. All networks have signal outdoors.

Planning permission passed in the immediate area: None known

The property is not listed

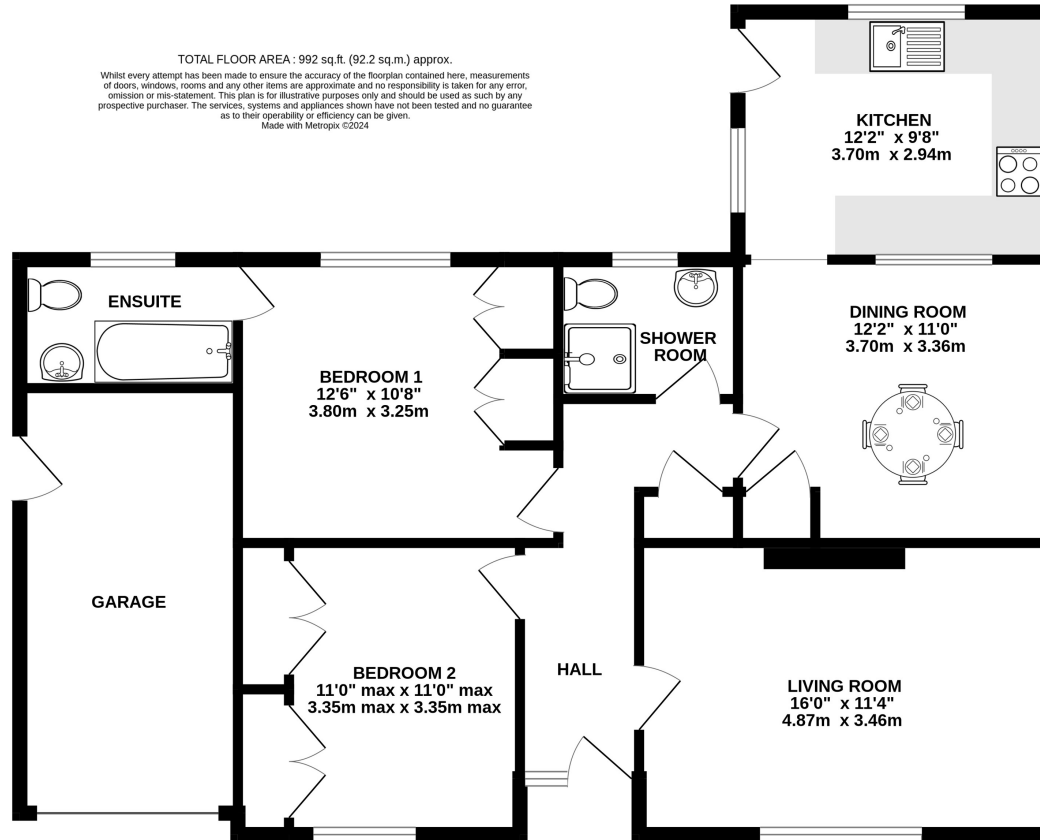
DIRECTIONS

From the office turn left by Mitchells onto Victoria Road and follow round the sharp right hand bend onto Lorton Road. Take a right turn into Vicarage Lane and at the top of the rise bear right into Norwood Drive. Take a right turn into Culgarth Avenue, then left into the first cul de sac and the property will be located on the left hand side.



GROUND FLOOR

992 sq.ft. (92.2 sq.m.) approx.



Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

www.lillingtons-estates.co.uk

58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	81
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales			