



33 BOWTHORN ROAD | CLEATOR MOOR | CUMBRIA | CA25 5JT

PRICE £125,000





SUMMARY

Here is a traditional terraced home that offers a lot more than you expect! Located close to the centre of Cleator Moor the property is offered chain free and includes three bedrooms split over two floors, a first floor roll-top bathroom plus a useful top floor shower room, an open plan living/dining room, a modern kitchen with integrated appliances, a useful utility room and a ground floor WC. There is also a separate garden located at the rear which is ready for cultivation. A fantastic home in great condition and a bargain at this price!

EPC band TBC

GROUND FLOOR ENTRANCE HALL

A part double glazed PVC door leads into hall with stairs to first floor, door to living/dining room

LIVING/DINING ROOM

An open plan room with double glazed window to front, under stairs cupboard, electric stove effect fire in a feature fireplace with 'wood store' beside, two double radiators, door to kitchen

KITCHEN

Fitted to comprise a range of base and eye level units with work surfaces, single drainer sink unit with tiled splashback, gas hob with oven and extractor, integrated dishwasher and fridge, door to utility, double glazed window to rear

UTILITY

Double glazed door to rear, space for washing machine and further appliance, wall mounted combi boiler, door to WC

GROUND FLOOR WC

Double glazed window to side, low level WC, pedestal hand wash basin, radiator, extractor fan

FIRST FLOOR LANDING

Doors to rooms, double glazed window to rear, double radiator, stairs to second floor

BEDROOM 1

Double glazed window to front, radiator, over stairs cupboard

BATHROOM

Double glazed window to rear, freestanding bath, pedestal hand wash basin, low level WC. Cast iron style fireplace in sandstone surround, double radiator, extractor fan

SECOND FLOOR LANDING

Doors to rooms, access to loft space



BEDROOM 2

Double glazed window to front, double radiator, sloping ceiling with exposed purlins

BEDROOM 3

Double glazed window to rear, sloping ceiling with exposed purlins, over stair cupboard, double radiator

SHOWER ROOM

Fitted to include shower cubicle with thermostatic shower unit, pedestal hand wash basin, low level WC. Light tube allowing borrowed light to fill the room, radiator, extractor fan

EXTERNALLY

to the rear of the property is a yard area with steps leading up to a rear lane and on the far side of this is a garden area of decent size which is ready for cultivation and belongs to the property.

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: House and garden are both Freehold

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

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

Broadband type & speeds available: Standard 14Mbps / Superfast 80Mbps

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

Planning permission passed in the immediate area: None known

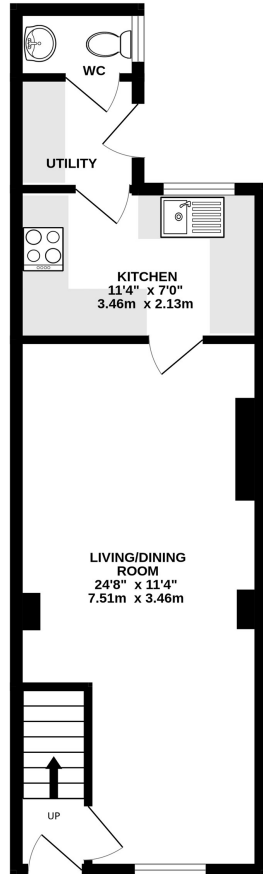
The property is not listed

DIRECTIONS

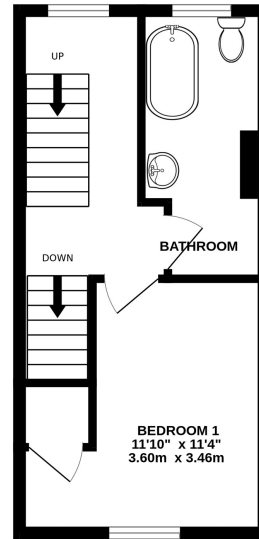
From Whitehaven head out through Hensingham passing the swimming pool and on to Cleator Moor. Pass the left turn to Mill Hill and take the next left into Bowthorn Road where the property will be located on the left hand side.



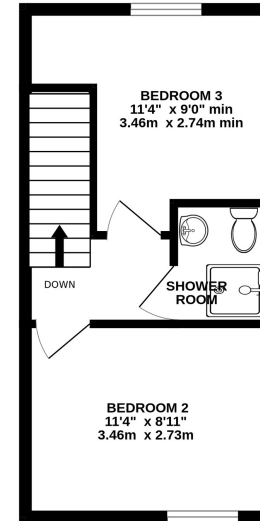
GROUND FLOOR
399 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR
273 sq.ft. (25.3 sq.m.) approx.



2ND FLOOR
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 939 sq.ft. (87.3 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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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

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