



18 LAKELAND VIEW | NETHERTOWN | EGREMONT | CUMBRIA | CA22 2FH

PRICE £90,000





SUMMARY

If you are seeking somewhere peaceful and coastal to live but are still mobile then have a look at this lovely detached park home in an over 55's community in the coastal village of Nethertown near Egremont. Recently painted, offered for sale chain free and enjoying views to the fells whilst being a short walk from the shore, the property makes a tempting buy and includes an entrance hall, a double aspect living room, separate dining room, modern kitchen, a main bedroom with dressing room and en-suite shower, a second double bedroom and a fitted bathroom. Outside there is a decent drive to the side and a detached garage, with a garden area to the rear. A lovely home in a community of similar properties.

EPC band TBC

ENTRANCE HALL

A double glazed PVC door leads into hall with doors to rooms, built in cupboard, radiator, coved ceiling

DINING ROOM

Double glazed window to front, double radiator, coved ceiling, space for table and chairs, door to kitchen, doorway to living room

LIVING ROOM

A double aspect room with double glazed window to front, and two to side, two radiators, electric fire with surround and hearth, coved ceiling

KITCHEN

Double glazed window to rear, part double glazed door to rear onto drive, fitted range of base and wall mounted units with work surfaces, single drainer sink unit, gas hob with eye level oven and extractor, space for fridge freezer and washing machine, cupboard housing combi boiler, wood style flooring, coved ceiling

BEDROOM 1

Double glazed window to rear, coved ceiling, radiator, door to dressing room and en-suite

DRESSING ROOM

Hanging rails, and shelving, radiator

EN-SUITE SHOWER ROOM

Double glazed window to side, shower cubicle with thermostatic shower unit, corner hand wash basin, low level WC. Extractor fan, double radiator, coved ceiling



BEDROOM 2

Double glazed window to side, built in double wardrobe, dressing table, radiator, coved ceiling

BATHROOM

Double glazed window to front, panel bath, pedestal hand wash basin, low level WC. Radiator, extractor fan, coved ceiling

EXTERNALLY

The property benefits from a private drive to one side leading to garage with door one side to hall and to the other a door into kitchen. Garden area laid to lawn at the rear. Single garage with up and over door, personal door to side.

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: Licence Agreement with monthly maintenance charge - see agent for more details

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

Fixtures & Fittings: Carpets, oven hob and extractor

Broadband type & speed: Standard 5Mbps/Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates O2 has service indoors but others have limited service. All providers ok outdoors

Planning permission passed in the immediate area: None known

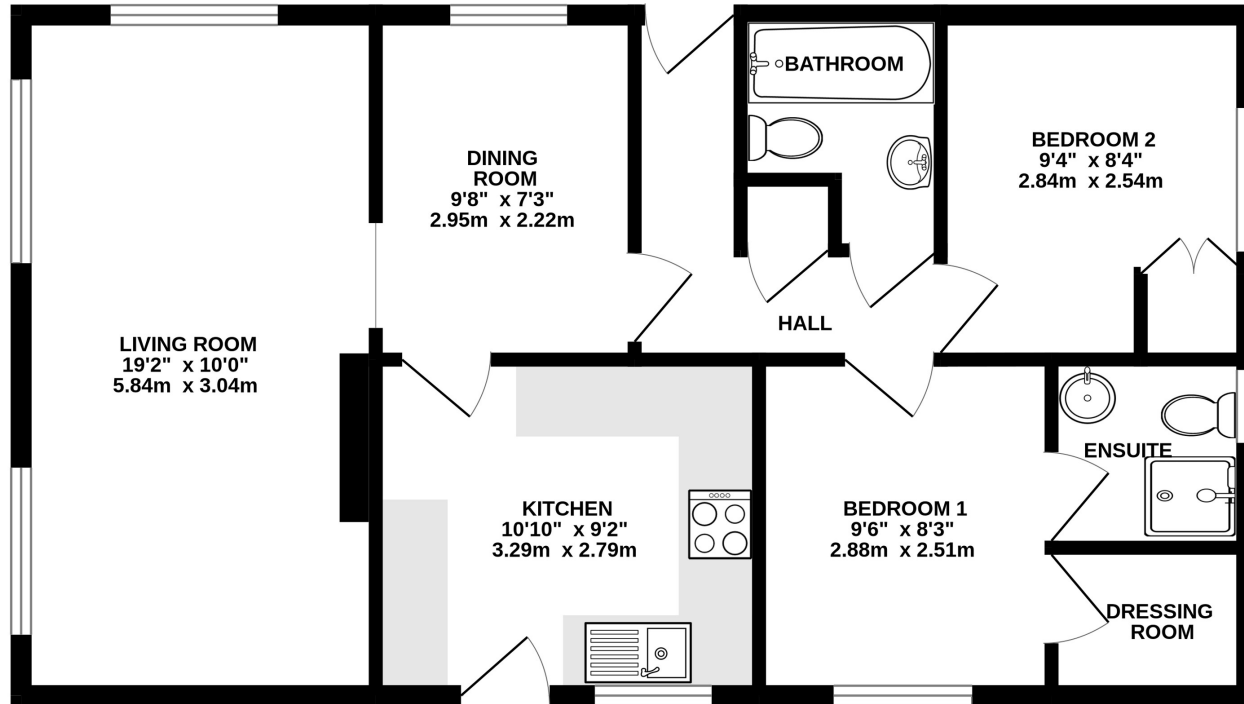
The property is not listed

DIRECTIONS

From Whitehaven head south on the A595. At Egremont turn right down the Main Street passing the co-op and turn right again by the monument. Continue to follow this road past the school and out of town along Greendykes to a T-Junction, turning left and then first right to Nethertown. Follow the lane through Middletown and on to Nethertown where the entrance to the park will be located on the right hand side.



GROUND FLOOR
657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 657 sq.ft. (61.0 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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