



1 CROSS SIDE | EGREMONT | CUMBRIA | CA22 2AP

PRICE £137,500



Lillingtons  
Estate Agents



## SUMMARY

Here is a house that will get your creative juices flowing! Occupying a rather impressive plot, with a 68'x38' side garden, this traditional semi detached property offers a lot of scope for development (STPP) so whether your dream is to have a double garage, you fancy extending heavily, or you just want a football pitch for the kids, this clearly has plenty of reasons to get you excited! The house is offered chain free and is a bit of a 'Tardis', including a living room and separate dining room, a generous kitchen/breakfast room, a large rear hall with ground floor WC, a 12'x10' utility (home office?) and a ground floor bathroom. To the first floor there are three double bedrooms and a handy first floor WC. Better be quick and get a viewing booked before someone else buys this!

EPC band TBC

## GROUND FLOOR ENTRANCE VESTIBULE

A double glazed composite door leads into vestibule with fan light over, part glazed door leads into entrance hall

## ENTRANCE HALL

Doors leading to both reception rooms, stairs to first floor landing, electric radiator, exposed corbels

## LIVING ROOM

Double glazed window to front, gas fire with tiled surround and hearth, TV cabinet

## DINING ROOM

Double glazed window to rear, gas fire with fire surround and hearth, double radiator, door to kitchen

## KITCHEN

Two double glaze windows to side, fitted range of base and eye level units with work surfaces and splashback tiling, built-in breakfast bar, single drainer sink unit, fitted gas cooker, under stair storage cupboard, door to rear porch

## REAR PORCH

Window to side, part glazed door to garden, space for storage, door to WC

## GROUND FLOOR WC

Fitted with low level WC and tile effect flooring

## UTILITY ROOM

Housed in an extension to the rear with double glazed window to rear, fitted cupboards to 3 walls, single drainer sink unit, space for tumble dryer and washing machine, door to shower room

## GROUND FLOOR SHOWER ROOM

Double glazed window to side, double shower enclosure with bifold door and electric shower unit, extractor fan, panel bath, pedestal hand wash basin, gas convactor heater, linen cupboard

## FIRST FLOOR LANDING

Panel doors leading to rooms, useful storage cupboard on landing



## BEDROOM 1

A generous bedroom with two double glazed windows to front, fitted wardrobes to 2 separate walls including wardrobes beside the bed, corner mounted dressing table, electric storage heater

## BEDROOM 2

A generous double bedroom with double glazed window to rear, fitted wardrobes and dressing table to one wall, electric heater, built-in airing cupboard

## BEDROOM 3

Double glazed window to side, electric heater

## FIRST FLOOR WC

Double glazed window to side, fitted with a low-level WC and miniature hand wash basin with cupboard unit under, wall mounted medicine cabinet with mirror finish, PVC cladding to all walls, would effect flooring

## EXTERNALLY

The property benefits from a large garden plot (68'x38') which lies to the side of the house. This includes an enclosed concrete yard area with a break in a rendered wall, leading to the main garden area which is laid to lawn with a front access gate, raised planted borders and a large patio area to the area..

## 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](mailto:whitehaven@lillingtons-estates.co.uk)

Council Tax Band: C

Tenure: Assumed Freehold

Services: Mains water and electric are connected, mains drainage

Fixtures & Fittings: Carpets

Broadband type & speeds available: Standard 20Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 25' indicates Vodafone & O2 have good signal inside and out. EE has signal outside but variable service indoors. 3 is ok outside but has limited service indoors.

Planning permission passed in the immediate area: None known

The property is not listed

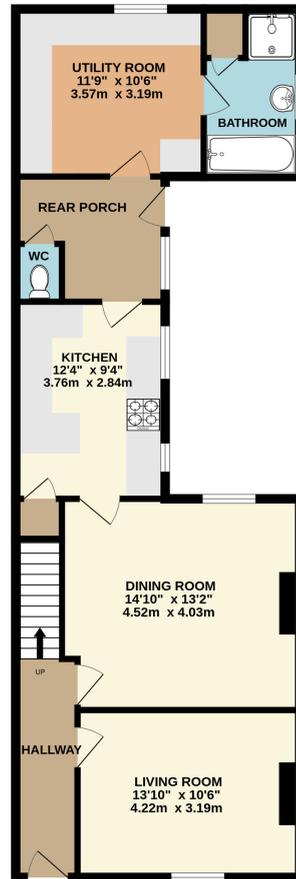
## DIRECTIONS

From Whitehaven head south on the A595, passing Bigrigg and on to Egremont. At the first roundabout carry straight on and at the second turn right into Main Street. Follow the road through the centre of town, passing the Co-op and war memorial, turning left by the church into Church Street. Turn right into Cross Side and the property will be situated on the right hand side.

What3words: sampled.tangent.ranked



GROUND FLOOR  
784 sq.ft. (72.9 sq.m.) approx.



1ST FLOOR  
528 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA: 1312 sq.ft. (121.9 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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