



2 HOW CLOSE | EMBLETON | CUMBRIA | CA13 9YA

PRICE £255,000





SUMMARY

Here is something a little special... A lovely three bedroom semi detached property situated in a very desirable location between Cockermouth and Keswick within the Lake District National Park. Well placed for access to the local Wildlife Park, Lakes Distillery, Bassenthwaite Lake Station Cafe and Whinlatter Forest Centre this will make a fantastic home, or holiday let. The accommodation includes a useful entrance porch to the side, a newly fitted kitchen with dining area, a living room and a stylish modern ground floor bathroom with 3 double bedrooms and a useful separate WC on the first floor enjoying views to Sale Fell and Skiddaw to name but a few. Externally, there is a wealth of secure parking to the side and rear plus a low maintenance rear garden with stunning views of the fell tops. A rare opportunity indeed and one not to be missed!

EPC Band: E

GROUND FLOOR ENTRANCE PORCH

Entrance to the property is via a side porch with a wooden part glazed stable door, double glazed window to side with a view to Skiddaw, coat hooks, part glazed door leads into kitchen/dining room.

KITCHEN/DINING ROOM

A spacious open plan room with a Kitchen area newly fitted with a modern range of base and wall mounted units with work surfaces, double glazed window to rear, single drainer sink unit, tiled splash back, electric hob with oven under and extractor hood, space for a washing machine.

Dining area with space for family size table, double glazed window to side and a view to Skiddaw, electric heater, doorway to inner hall.

INNER HALL

Stairs to first floor, doors to living room and ground floor bathroom, useful under stairs cupboard.

LIVING ROOM

Door to front, double glazed window to front, electric fire with surround and hearth, exposed beams, electric heater.

GROUND FLOOR BATHROOM

Recently fitted to comprise panel bath with electric shower unit, pedestal hand wash basin, low level WC. Double glazed window to rear with modern style shutters, travertine wall and floor tiling, chrome towel rail, extractor fan.

FIRST FLOOR LANDING

Doors to all rooms, double glazed window to rear on stairwell with a view to Sale Fell.



BEDROOM 1

Double glazed window to front, electric heater, built in airing cupboard, access to loft space.

BEDROOM 2

A double bedroom with double glazed window to side with fell views towards Skiddaw, electric heater.

BEDROOM 3

A light and airy L-shaped double aspect room with double glazed windows to side and rear with fell views plus a Velux window to rear.

FIRST FLOOR WC

Double glazed window to rear with modern style shutters, hand wash basin, low level WC.

EXTERNALLY

To the side of the property is an off road parking area for two vehicles in front of double gates. These open into a further parking/storage/garden area which is laid to tarmac with a patio area for seating, planted borders and shed. Views to Sale Fell at the rear and towards Skiddaw at the 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: 01900 828600

cockermouth@lillingtons-estates.co.uk

Council Tax Band: B

Tenure: Freehold

Services: Mains water and electric are connected, drainage via modern bio-treatment plant

Fixtures & Fittings: Carpets, oven hob and extractor hood

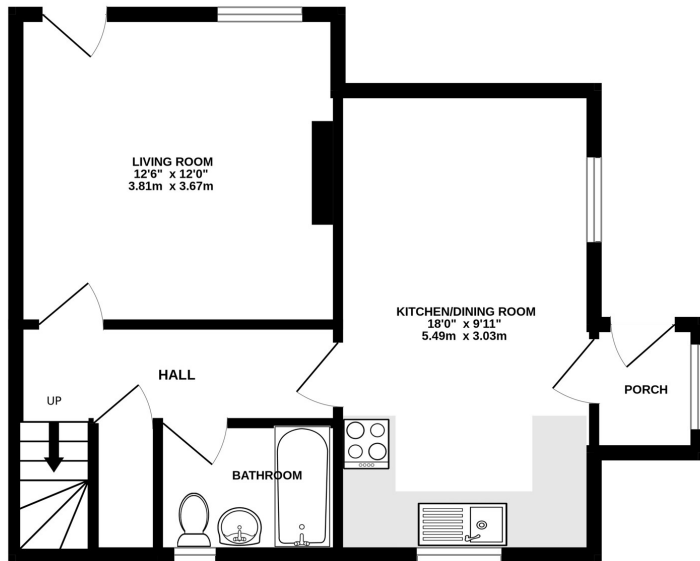
The property is not listed

DIRECTIONS

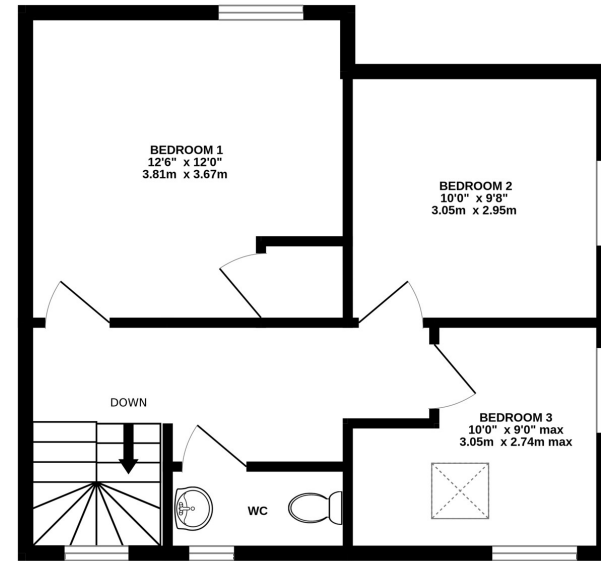
From Cockermouth take the A66 towards Keswick. Before reaching the dual carriageway and the Bassenthwaite Station Cafe, turn left towards the Castle Inn and keep left, heading back towards Cockermouth. The property will be situated on the left hand side near the entrance to Caterite.



GROUND FLOOR
458 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 906 sq.ft. (84.1 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

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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		40	86
England, Scotland & Wales			