



31 STATION CLOSE | EGREMONT | CUMBRIA | CA22 2FB

PRICE £120,000





SUMMARY

This attractive modern home occupies a great position in the development and has been well maintained by the owner. The accommodation includes an entrance hall, useful ground floor WC, modern fitted kitchen and a living/dining room with French doors leading into the low maintenance garden with gated motorbike access. To the first floor there are three bedrooms and a modern fitted bathroom. Vehicular access under an adjacent arch leads to private parking at the back of the house and access into the rear garden. A great property for your first home, or the growing family!

EPC band E

GROUND FLOOR ENTRANCE HALL

A part glazed front door leads into hall with doors to rooms, stairs to first floor, electric ceiling heating

GROUND FLOOR WC

Double glazed window to front, pedestal hand wash basin, low level WC. Tiled splash areas, extractor fan

KITCHEN

fitted in a modern range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splashbacks, gas hob with extractor and oven, space for fridge freezer, dishwasher and washing machine, tile effect flooring, electric ceiling heating

LIVING/DINING ROOM

A light and airy room with double glazed window to rear and double glazed French doors leading out into garden, electric fire with surround and hearth, coved ceiling, under stairs storage cupboard, electric ceiling heating

FIRST FLOOR

LANDING

Doors to all rooms, built in linen cupboard

BEDROOM 1

A generous double bedroom with twin double glazed windows to front, electric ceiling heating

BEDROOM 2

Double glazed window to rear, electric ceiling heating

BEDROOM 3

Double glazed window to rear, electric ceiling heating

BATHROOM

Fitted modern suite to include panel bath with shower and screen, pedestal hand wash basin, low level WC. tiling to splash areas and half wall height, electric ceiling heating

EXTERNALLY

To the front is a garden area laid with gravel and with planted flower bed, path to front door. Access under an arch adjoining a neighbouring house leads to a parking area at the rear where the property has a space. The rear garden is enclosed and low maintenance in nature, laid to gravel with rear gate onto parking area plus a separate motorbike access gate allowing a bike to be securely stored on site.

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: B

Tenure: Freehold

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

Electric ceiling heating

Fixtures & Fittings: Carpets, oven gas hob and extractor

Broadband type & speed: Standard 16Mbps/Superfast 80Mbps

Known mobile reception issues: None

Planning permission passed in the immediate area: None known

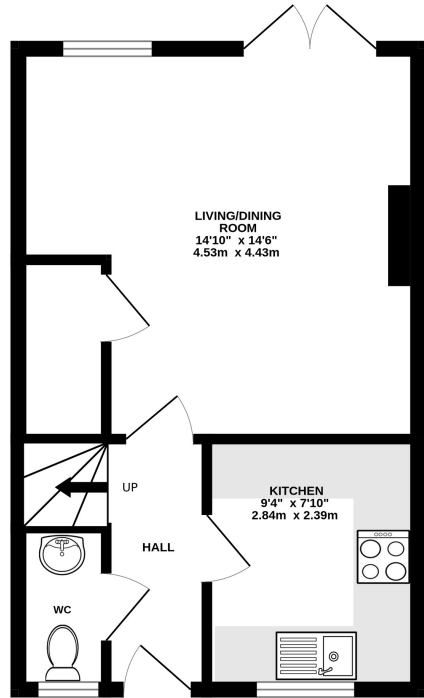
The property is not listed

DIRECTIONS

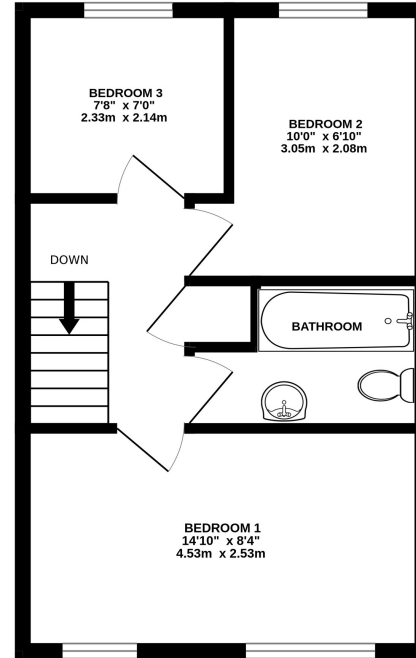
From Whitehaven head south on the A595 passing through Bigrigg to Egremont. Cross the 1st roundabout and turn left at the second onto East Road. Take the first turning right into Windrigg Close and then take the second left into Station close. Turn right at the T-Junction and the property will be located on the left hand side.



GROUND FLOOR
351 sq.ft. (32.6 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 705 sq.ft. (65.5 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		93
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			