



58 DALEVIEW GARDENS | EGREMONT | CUMBRIA | CA22 2LN

PRICE £245,000







## SUMMARY

Perfectly located for access to town and Bookwell School, this extended detached property benefits from a side extension enlarging the kitchen and adding a handy ground floor shower room, making this a great family home. The accommodation includes an entrance hall, a large double aspect living room, a separate dining room, an enlarged L-shaped fitted kitchen with breakfast bar, a ground floor shower room and a separate WC. To the first floor there is a large main bedroom which can easily be subdivided if you want a four bed configuration (next door is a 4 bed), two further bedrooms and a family bathroom. There is a garage located at the side, adjacent to the house and gardens to both front and rear. A versatile and generous family home!

EPC band D

## GROUND FLOOR

### ENTRANCE HALL

A part double glazed door with picture window beside leads into hall with internal picture windows to living room and dining room, doors to rooms, stairs to first floor, double radiator, under stairs cupboard, coat cupboard

### LIVING ROOM

A lovely double aspect room with double glazed window to front and double glazed French doors to garden, electric fire with surround and hearth

### DINING ROOM

Double glazed window to front, space for table and chairs, radiator

### KITCHEN/BREAKFAST ROOM

Extended to the side and now L-shaped, fitted in a wide range of base and wall mounted units with work surfaces. Single drainer sink unit, 5 ring gas hob and oven, integrated fridge freezer, space for washing machine, breakfast bar, double glazed window to side, double radiator, part double glazed door to garden, door to shower room

### SHOWER ROOM

Double glazed window to front, double shower enclosure with thermostatic shower unit, PVC cladding to walls, extractor fan, towel rail

### SEPARATE WC

Double glazed window to rear, hand wash basin with cupboard under, low level WC.

## FIRST FLOOR

### LANDING

Double glazed window to rear, doors to rooms, built in cupboard housing combi boiler, cupboard over stairs

### BEDROOM 1

A large double aspect room with potential to be sub-divided (like next door) if a 4 bedroom configuration is desired. Double glazed window to front and rear, radiator, coved ceiling

### BEDROOM 2

Double glazed window to front, radiator, fitted wardrobes to one wall

### BEDROOM 3

Double glazed window to side, radiator

### BATHROOM

Double glazed window to front, spa bath with shower attachment, pedestal hand wash basin, low level WC. Tiled walls and flooring, towel rail

### EXTERNALLY

The property occupies a corner plot with lawned gardens to both front and rear. Planted flower beds, path to front door and gate into garden. The rear garden is enclosed and includes a paved patio area, an area of lawn and planted borders

Adjacent to the house is a single garage with up and over door plus a drive to the front for two cars to park

## 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: D

Tenure: Freehold

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

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

Broadband type & speeds available: Standard 16Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates All networks have good signal outdoors. EE/O2 have variable service inside and others have limited signal indoors

Planning permission passed in the immediate area: New home building work is commencing in fields behind this development, but not immediately behind this house

The property is not listed

## DIRECTIONS

From Whitehaven head south on the A595 to Egremont. Cross the first roundabout and turn right at the next down Main Street. Turn right by the war memorial, pass the castle ruin and Bookwell school on the left and then turn left into Daleview Gardens. The property will be located on the right hand side of the first cul de sac on the right.

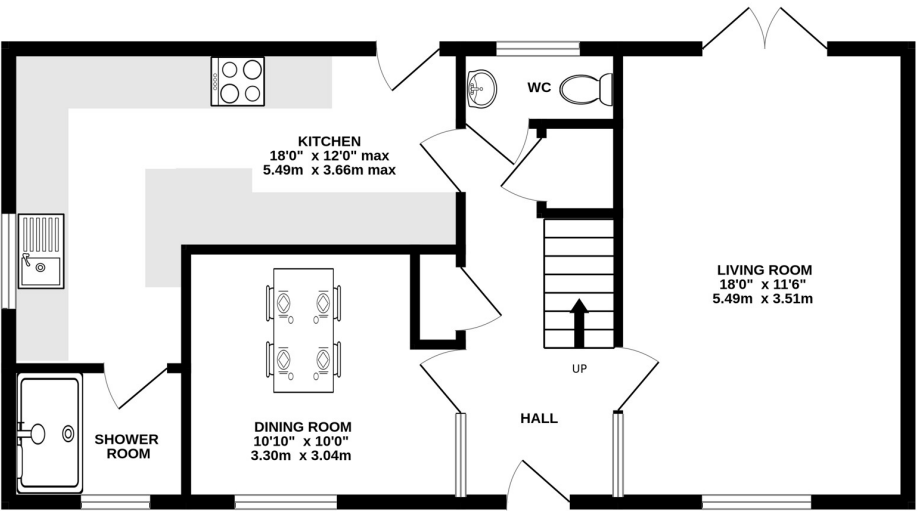




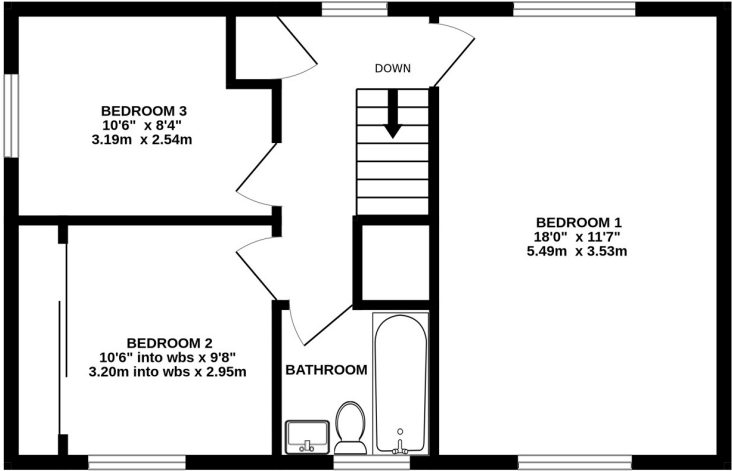




GROUND FLOOR  
635 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR  
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 1137 sq.ft. (105.7 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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