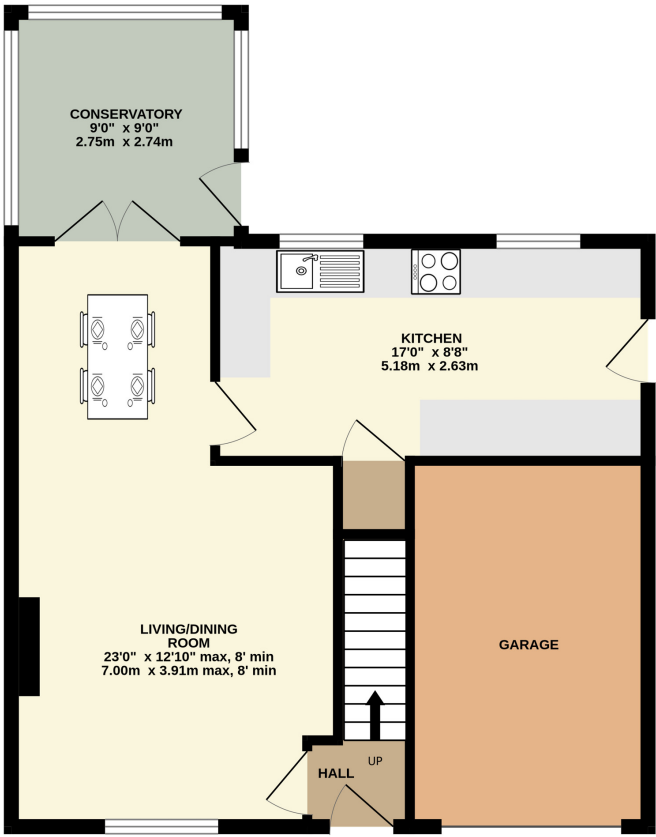
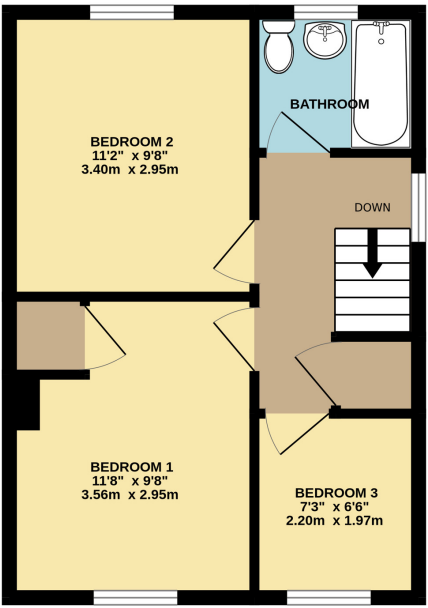




GROUND FLOOR
653 sq.ft. (60.6 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 1020 sq.ft. (94.8 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(82+)	A	
(81-91)	B	
(69-80)	C	72
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



SUMMARY

A semi detached home within a cul de sac setting in the popular village of Dearham. Located within easy access of the school, petrol station/Spar and the 'famous' pie shop, the property is offered for sale with no onward chain and will make a fantastic family home. The accommodation includes an entrance hall, a spacious living/dining room leading to a lean-to style conservatory, an enlarged modern kitchen, three first floor bedrooms and a first floor family bathroom. There is also an integral garage, a driveway to the front and a generous enclosed rear garden.

EPC band C

GROUND FLOOR

ENTRANCE HALL

A part double glazed PVC front door leads into hall with door to living room, stairs to first floor, radiator

LIVING/DINING ROOM

Double glazed window to front, two double radiators, space for table and chairs, double glazed French doors to conservatory, coved ceiling, door to kitchen

KITCHEN

An enlarged kitchen, now of generous size and including a range of base and wall mounted units with work surfaces, single drainer sink unit, two double glazed windows to rear, electric cooker, part double glazed door to side, radiator, under stairs storage cupboard

CONSERVATORY

Double glazed windows to three sides, polycarbonate roof, tiled flooring, double radiator, part glazed door to garden

FIRST FLOOR

LANDING

Double glazed window to side, built in cupboard over stairs, access to loft space

BEDROOM 1

Double glazed window to front, radiator, built in cupboard

BEDROOM 2

Double glazed window to rear, radiator

BEDROOM 3

Double glazed window to front, radiator

BATHROOM

Double glazed window to rear, panel bath with thermostatic shower unit and screen, pedestal hand wash basin, low level WC.

EXTERNALLY

To the front of the property a driveway leads to an attached garage with path to front door and side gate into rear garden. Area laid to lawn. The rear garden is enclosed with mature borders and is mainly laid with stone chippings.

Single garage with up and over door, wall mounted combi boiler

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, gas and electric are connected, mains drainage

Fixtures & Fittings: Carpets, electric cooker

Broadband type & speeds available: Standard 7Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to July 25' indicates EE has signal indoors and outside, O2/Vodafone have good signal outdoors and variable service indoors, 3 has variable signal outside and none indoors.

Planning permission passed in the immediate area: None known

The property is not listed

DIRECTIONS

From Cockermouth take the A594 to Maryport passing through Dovenby. Enter the village of Dearham, pass the pie shop and petrol station and then turn right into Newlands Park. Follow the cul de sac round to the right and the property will then be located on the left hand side.

