



22 BORDER AVENUE | CLEATOR MOOR | CUMBRIA | CA25 5JQ

PRICE £185,000





## SUMMARY

This well presented semi detached home on the outskirts of Cleator Moor benefits from a generous rear extension including a kitchen, utility and wet room and has been re-roofed and re-dashed making this a perfect family home! The accommodation includes an entrance hall, a generous living room with opening into a large dining room which runs the entire width of the house, a newly fitted kitchen with appliances, a handy utility room and a cute ground floor wet room. To the first floor there are three bedrooms and a modern shower room. Externally there is a generous drive, a single garage at the side and a garden area to either side of extension laid with Indian Sandstone paving. This wont be around for long...

EPC band D

## GROUND FLOOR

### ENTRANCE HALL

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

### LIVING ROOM

Double glazed window to front with shutters, electric fire with surround and hearth, coved ceiling, wood style flooring, arch to dining room

### DINING ROOM

A generous enlarged room, formerly the dining room plus kitchen, now with part double glazed door into garden, under stairs cupboard, space for dining table and office desk, double radiator, double glazed French doors to garden, door to kitchen, coved ceiling, wood style flooring

### KITCHEN

Housed in an extension to the rear and fitted in a modern range of base and wall mounted units with work surfaces, single drainer sink unit, electric hob with extractor, eye level oven and microwave, integrated dishwasher, cupboard housing combi boiler, door to utility, double glazed window to side, vertical radiator

### UTILITY ROOM

Double glazed window to side, space for washing machine and fridge freezer, wood style flooring, door to wet room

### WET ROOM

A compact but useful wet room with shower area plus floor drain, electric shower unit, hand wash basin, low level WC. Extractor fan

## FIRST FLOOR

### LANDING

Double glazed window to side, doors to rooms, access to loft space, coved ceiling



## BEDROOM 1

Double glazed window to front with shutters, double radiator, coved ceiling, built in linen cupboard

## BEDROOM 2

Double glazed window to rear, double radiator, coved ceiling

## BEDROOM 3

Double glazed window to front with shutters, double radiator, coved ceiling

## SHOWER ROOM

Double glazed window to rear, double shower enclosure with thermostatic unit and extractor fan, pedestal hand wash basin, low level WC. Chrome towel rail, tiled walls and flooring

## EXTERNALLY

To the front of the property there is a block paved drive which leads to garage with an area of lawn to one side with borders. Path to front door and side gate into rear garden.

the rear garden wraps around the extension and is enclosed by fencing, plus laid with Indian Sandstone paving. Access to garage.

Single garage with up and over door, side door, power and light.

## 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: B

Tenure: Freehold

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

Fixtures & Fittings: Carpets, oven hob and extractor, integral dishwasher and microwave, front shutters

Broadband type & speed: Standard 13Mbps / Superfast 80Mbps

Known mobile reception issues: OK outside, All providers limited service inside.

Planning permission passed in the immediate area: None known

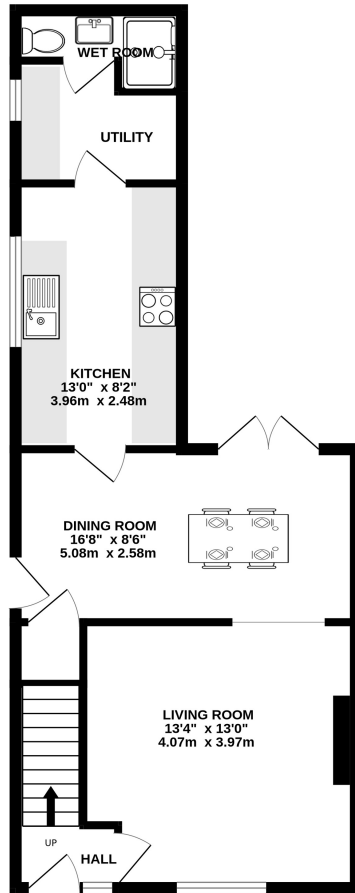
The property is not listed

## DIRECTIONS

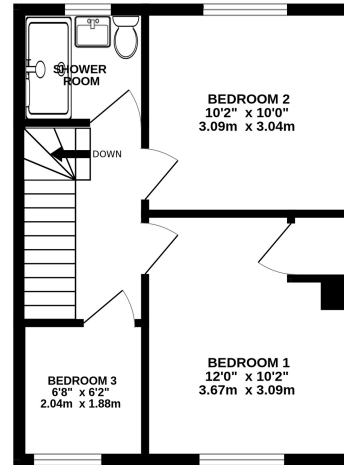
From Whitehaven head out through Hensingham passing the swimming pool and out to Cleator Moor. Turn left into Bowthorn Road and then left again into Border Avenue. The property will be located on the right hand side.



GROUND FLOOR  
529 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR  
357 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA: 886 sq.ft. (82.3 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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[www.lillingtons-estates.co.uk](http://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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		58	83
England, Scotland & Wales			