



42 DALEVIEW GARDENS | EGREMONT | CUMBRIA | CA22 2LN

PRICE £225,000



Lillingtons
Estate Agents



SUMMARY

This four bedroom detached family home is well positioned at the head of this popular cul de sac and occupies a generous plot with far reaching views at the rear over the town towards the fells. The accommodation includes a generous hallway with ground floor WC, a spacious double aspect living/dining room, a modern fitted kitchen, two double and two single bedrooms plus a bathroom with bath and separate shower enclosure. The gardens are generous yet easy to maintain and there is a detached single garage with double length driveway. This is a great home for the money so don't delay, get a viewing booked right away

EPC band D

GROUND FLOOR ENTRANCE HALL

A PVC door with double glazed window beside leads into hall with doors to rooms, built in coat cupboard, stairs to first floor, double glazed window to side, radiator

GROUND FLOOR WC

Double glazed window to front, wash hand basin, radiator

LIVING/DINING ROOM

A double aspect room with double glazed window to front and a double glazed door to garden with window beside, wall mounted gas fire, single and double radiators, coved ceiling, space for table and chairs, door to kitchen

KITCHEN

Double glazed window to rear and side, fitted range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splashback, space for electric cooker, fridge and washing machine, part double glazed door to garden, door from hallway

FIRST FLOOR

LANDING

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

BEDROOM 1

Double glazed window to rear with views, two fitted double wardrobes, radiator

BEDROOM 2

Double glazed window to front, radiator

BEDROOM 3

Double glazed window to rear with fell views, radiator, built in double wardrobe

BEDROOM 4

Double glazed window to rear, radiator, built in cupboard



BATHROOM

Double glazed window to front, panel bath with separate quadrant shower enclosure plus thermostatic shower unit, pedestal hand wash basin, low level WC. Tiling to half wall height, chrome towel rail, extractor fan.

EXTERNALLY

The property occupies a generous plot with a decent frontage laid to lawn and a drive for three cars leading to a detached garage. A path leads to front door and also down the side of the property to the kitchen door. The rear garden is of decent width and is laid to lawn with trees to the rear boundary. A gap in the trees allows for a lovely view out over the town towards the fells

Single detached garage with up and over door, window to rear and personal door to 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: 01946 590412

whitehaven@lillingtons-estates.co.uk

Council Tax Band: C

Tenure: Freehold

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

Fixtures & Fittings: Carpets

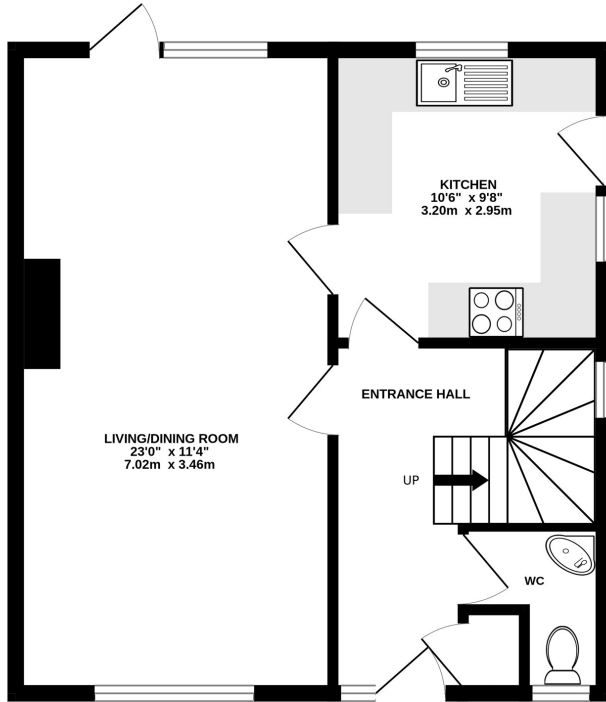
The property is not listed

DIRECTIONS

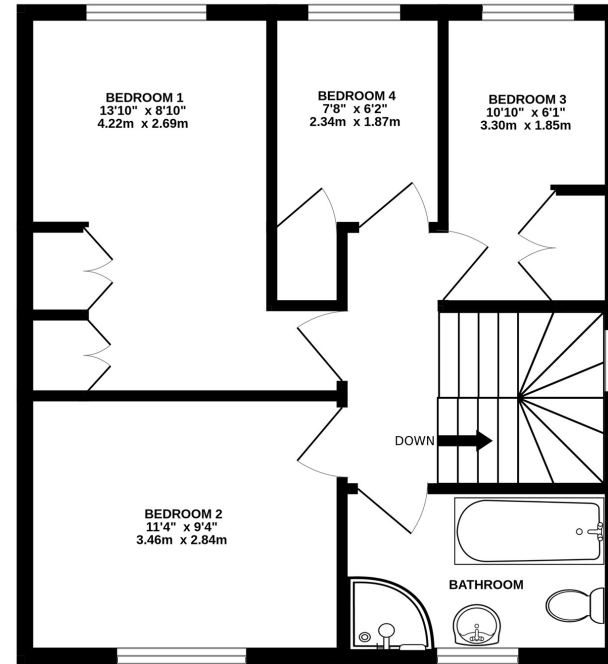
From Whitehaven head south on the A595 passing Bigrigg and on to Egremont. Cross the first roundabout and at the second turn right to follow Main Street. At the war memorial turn right and follow the road down and uphill into Greendykes, then taking a left hand turning into Daleview Gardens. Take the last cul de sac on the left and the property will be located at the end on the right hand side.



GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR
485 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 964 sq.ft. (89.5 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.
Made with Metropix ©2023

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			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			