



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

PRICE £230,000







## SUMMARY

This extended semi detached property really does tick a lot of boxes for a family and is located in a very popular part of town. The generous accommodation includes a stylish living room which opens to a dining room, an extended on-trend open plan kitchen/dining room with integrated appliances, a lovely conservatory with double glazed roof, a useful ground floor WC, a main bedroom with a generous en-suite shower room, three further spacious bedrooms and a first floor family bathroom. There is plenty of parking on the front, a decent integral garage with roll-over door and a lovely enclosed garden with decking, lawn, veg beds and space for kids play equipment. There is lots to like here, so get an early viewing booked fast!

EPC band C

## GROUND FLOOR ENTRANCE HALL

An extended hall to the front with a part glazed composite door, doors to WC and living room, stairs to first floor, radiator with cover, coved ceiling, wood style flooring

## GROUND FLOOR WC

Double glazed window to side, hand wash basin, low level WC. Chrome towel rail, extractor fan, wood style flooring

## LIVING ROOM

Double glazed window to front, double radiator, gas fire with surround and hearth, coved ceiling, arch to dining room

## DINING ROOM

Double glazed sliding patio doors to conservatory, door to kitchen, space for table and chairs, radiator, coved ceiling

## CONSERVATORY

Double glazed PVC construction with double glazed roof, fitted blinds, double glazed windows to three sides, double glazed French doors to garden, wood effect flooring

## KITCHEN/BREAKFAST ROOM

Fitted range of base and wall mounted units with work surfaces, single drainer sink unit with splashback, 900mm range cooker, space for washing machine and American style fridge freezer, integrated dishwasher, pull out larder unit, space for table and chairs, double glazed window to rear, double glazed French doors to rear, double radiator, under stairs storage cupboard

## FIRST FLOOR LANDING

Doors to rooms, built in cupboard, access to loft space, built in cupboard over stairs

## BEDROOM 1

Double glazed window to front, double radiator, coved ceiling, door to en-suite

## EN-SUITE SHOWER ROOM

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

## BEDROOM 2

Double glazed window to front, radiator, coved ceiling

## BEDROOM 3

Double glazed window to rear, radiator, coved ceiling

## BEDROOM 4

A double aspect room with double glazed windows to side and rear, wardrobe recess, double radiator, access to second loft space

## BATHROOM

Double glazed window to rear, panel bath with shower attachment, hand wash basin with cupboard under, low level WC. Towel rail, tiling to half wall height

## EXTERNALLY

To the front a block paved drive for three vehicles leads to garage with a step up to front door. At the side a gate leads to rear garden. The rear garden is enclosed and includes an area of lawn, vegetable beds, external power socket, raised decking, outside tap, garden shed.

Single integral garage with roll over door, power and light connected, wall mounted combi boiler, personal door to rear.

## 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, range cooker, integrated dishwasher, garden shed.

Broadband type & speeds available: Standard 12Mbps / Superfast 72Mbps

Mobile reception: Data retrieved from Ofcom dating back to November 24' indicates EE has no signal and others have limited signal indoors. All providers have service outside.

Planning permission passed in the immediate area: None known

The property is not listed

## DIRECTIONS

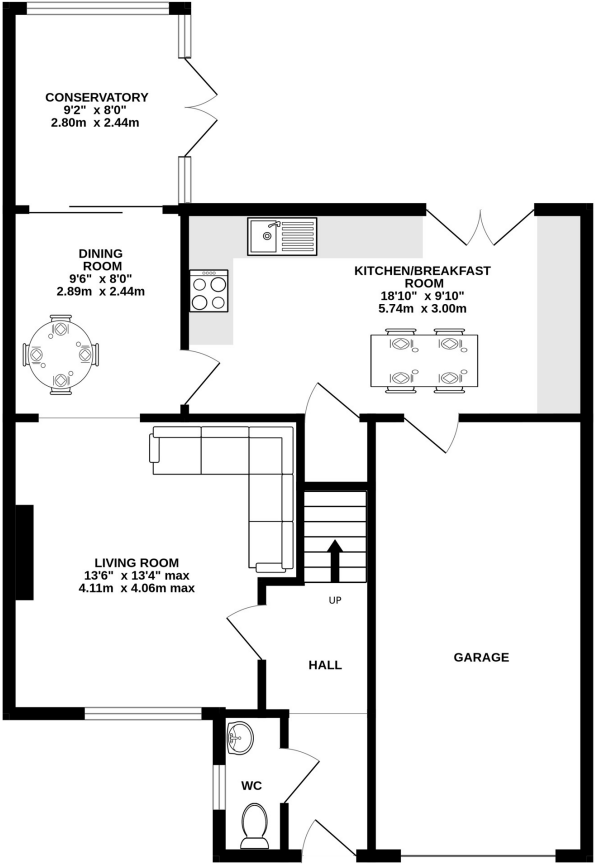
From Whitehaven head out through Hensingham to Cleator Moor passing the swimming pool. Before reaching the town centre turn left into Bowthorn Road and then left again into Border Avenue where the property will be located on the right hand side.



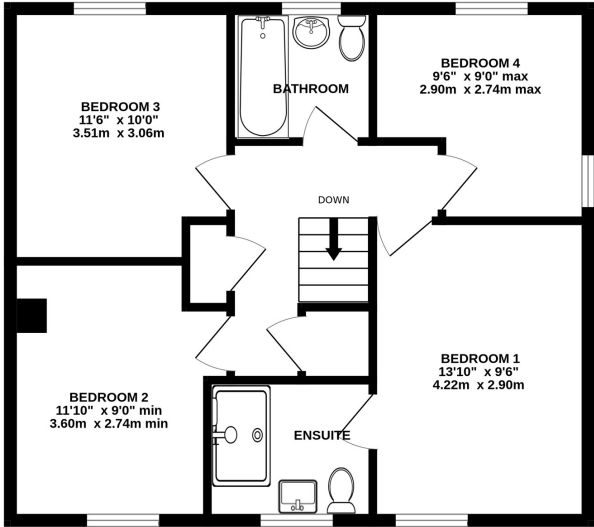




GROUND FLOOR  
784 sq.ft. (72.9 sq.m.) approx.



1ST FLOOR  
613 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 1398 sq.ft. (129.9 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 ©2025

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		
(92+) <b>A</b>		82
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(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		
England, Scotland & Wales		