



33 TRUMPET ROAD | CLEATOR | CUMBRIA | CA23 3ED

PRICE £155,000







## SUMMARY

This fabulous three storey terraced house must be one of the most deceptively spacious houses we have seen this year! Benefitting from a large double storey rear extension, the property is nicely set back from the roadside behind a lay-by and enjoys views to Dent to the front. The well-presented accommodation includes an entrance hall, sitting room, a large open plan kitchen/dining/family room with stylish kitchen area and patio doors to garden, a top floor main bedroom with lovely views and en-suite shower room and two first floor double bedrooms plus a gorgeous first floor bathroom. There is an enclosed rear garden too split into two sections which backs onto a field behind. A family home in a sought after location and offered at a sensible price.

EPC band D

## GROUND FLOOR

### ENTRANCE HALL

A part glazed composite door with fanlight over leads into hall with herringbone pattern wood style floor, double radiator, stairs to first floor, double storage cupboard, doors to sitting room and kitchen

### SITTING ROOM

Double glazed window to front, double radiator, chimney breast feature

### KITCHEN/DINING/FAMILY ROOM

A generous open plan room incorporating an extension to the rear which is split into three areas. the kitchen area is fitted in a range of base and wall mounted units with wooden work surfaces, gas range cooker with extractor, integrated dishwasher, space for fridge freezer, under stairs storage cupboard with space for washing machine.

Dining area with space for table and chairs, double radiator.

The living area has space for sofa and chair, double radiator, sliding patio doors to garden, herringbone pattern wood style flooring throughout

## FIRST FLOOR

### LANDING

A generous landing with stairs to second floor, doors to rooms, radiator, built in double cupboard housing boiler, further built in cupboard

### BEDROOM 2

Two double glazed windows to rear with views over field behind, radiator, built in wardrobe

### BEDROOM 3

Double glazed window to front with views to Dent, built in wardrobe, radiator

### BATHROOM

A stylish and generous bathroom fitted to include panel bath, double width shower enclosure with thermostatic shower unit, pedestal hand wash basin, low level WC. Double radiator, tiled walls and floor, extractor fan



## SECOND FLOOR

### LANDING

Recess for vacuum cleaner, door to bedroom

### BEDROOM 1

Double glazed dormer window to front with a view to Dent, eaves storage cupboards with sliding doors, double radiator, door to en-suite

### EN-SUITE SHOWER ROOM

Double glazed dormer window to rear with views over fields behind, double width shower enclosure with thermostatic shower unit, pedestal hand wash basin, low level WC. Double radiator, tiled walls and flooring, eaves storage cupboard, extractor fan, built in cupboard

### EXTERNALLY

To the rear of the property is a garden split into two sections, the first being paved with a gate leading to the second which is laid to lawn with two storage sheds. Lay-by on road parking for residents to the front

### 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: A

Tenure: Freehold

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

Fixtures & Fittings: Carpets, range cooker

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

Mobile reception: Data retrieved from Ofcom dating back to November 24' indicates O2 and Vodafone have limited service indoors but the others have none. All networks have signal outside.

Planning permission passed in the immediate area: None known

The property is not listed

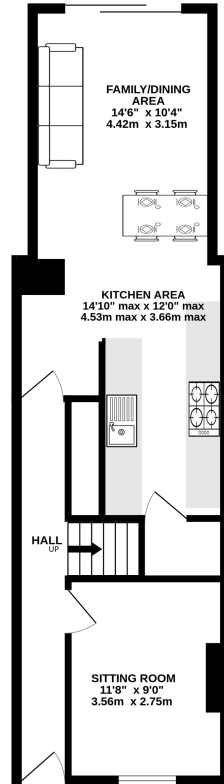
### DIRECTIONS

From Whitehaven head out through Hensingham passing the swimming pool and continue to Cleator Moor. Pass through the town centre and onto Ennerdale road, continuing to the T-junction with the A595. Turn right towards Egremont and on reaching the lay-by turn off the main road and and follow the lay-by instead. No.33 will be situated on the right hand side.

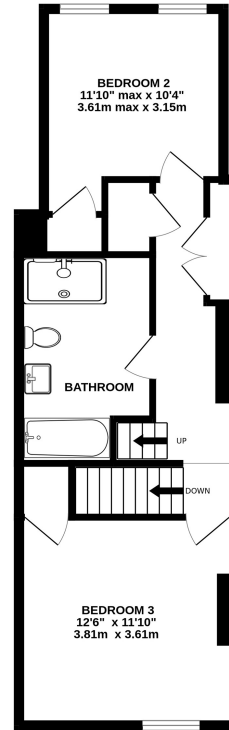




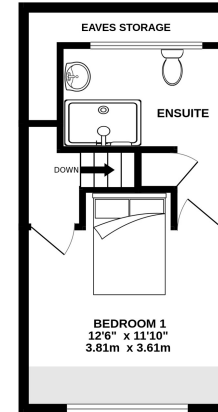
GROUND FLOOR  
501 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



2ND FLOOR  
272 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA : 1252 sq.ft. (116.3 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.  
Made with Metropix 6/2025

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.

[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>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		