



25 TOWNCROFT | DEARHAM | MARYPORT | CUMBRIA | CA15 7HY

PRICE £140,000





SUMMARY

Occupying a good corner plot, this semi detached home in Towncroft, Dearham will be perfect for a buyer who needs to store equipment or hobby gear and who wants to put their own mark on their home. Well located for access to the village school, church and post office the property benefits from a large hardstanding to front and side with a motorbike garage and workshop at the rear which is accessible from the hardstanding The accommodation includes an entrance hall, living room, kitchen/dining room, two outside stores, three bedrooms and a stylish first floor shower room. In addition to the large hardstanding there is also an enclosed paved courtyard to the rear.

EPC band TBC

GROUND FLOOR

ENTRANCE HALL

Front door leads into hall with doors to living room and kitchen, stairs to first floor, double glazed window to side

LIVING ROOM

Double glazed window to front, radiator, flame effect style fire surround and hearth, coved ceiling

KITCHEN/DINING ROOM

An open plan room with double aspect. The kitchen is fitted with base and wall units and worktops, single drainer sink unit, electric hob oven and extractor, space for table and chairs, space for washing machine and fridge freezer, double glazed windows to side and rear, part double glazed door to rear courtyard garden

FIRST FLOOR

LANDING

Doors to rooms, built in linen cupboard, double glazed window to side

BEDROOM 1

Double glazed window to front, radiator

BEDROOM 2

Double glazed window to rear, radiator

BEDROOM 3

Double glazed window to front, stair bulkhead, radiator

SHOWER ROOM

A stylish modern double aspect shower room with double glazed window to side and rear, shower enclosure with thermostatic shower unit, hand wash basin and hidden cistern WC in vanity style unit, tiled walls and flooring, towel rail.



EXTERNALLY

The property occupies a corner plot with a large hardstanding to one side for parking, accessed through double gates. Access to front door. To the rear there is a motorbike garage with a workshop behind it making this perfect for a tradesperson wanting to load a van at home, or for those with motor hobbies. Accessed from the kitchen there is a covered area with an external door, two useful store rooms and entry to an enclosed courtyard area with door into the bike garage

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: A

Tenure: Freehold

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

Fixtures & Fittings: Carpets

Broadband type & speeds available: Standard 3Mbps / Superfast 49Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates O2 has service indoors, EE and Vodafone have limited signal but 3 has no service. All providers have signal outside.

Planning permission passed in the immediate area: None known

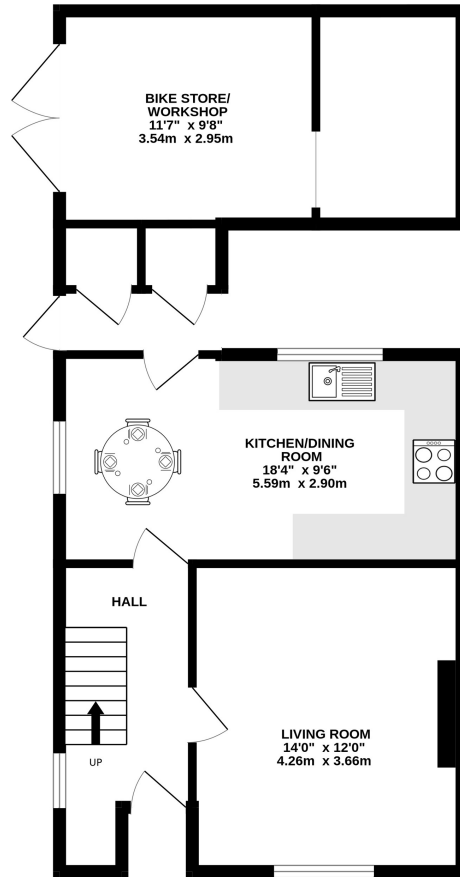
The property is not listed

DIRECTIONS

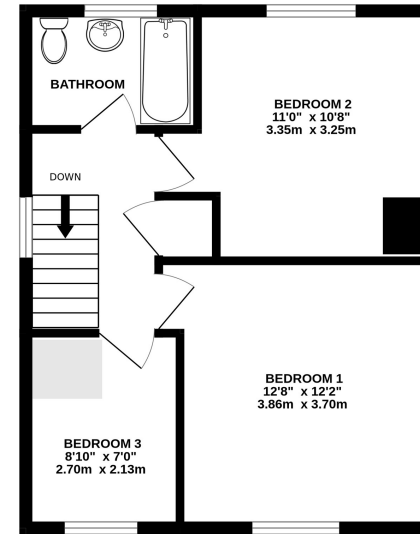
From Cockermouth take the A594 towards Maryport passing through Dovenby. Once in the village of Dearham turn right at the crossroads into Central Road and continue past the post office, turning left into Main Road. Turn right into Church Street and then right again into Towncroft where the property will be located on the left hand side by the first cul de sac turning.



GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 1060 sq.ft. (98.5 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.
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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.

www.lillingtons-estates.co.uk

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