



14 CORONATION DRIVE | WORKINGTON | CUMBRIA | CA14 5LS

PRICE £105,000



Lillingtons
Estate Agents



SUMMARY

This end terrace house benefits from a decent plot with an inset parking area at the front plus a mature garden to the rear with views out towards the Lakeland fells. It has been reconfigured and improved by the owner and now includes an entrance hall, a double aspect living room, a modern fitted kitchen, a useful ground floor utility room with WC, three bedrooms with views to the fells at the rear and a first floor bathroom and separate WC. This will make a great affordable first home!

EPC band C

GROUND FLOOR

ENTRANCE HALL

A part glazed composite door leads into hall with doors to living room and side lobby, stairs to first floor, double glazed window beside front door.

LIVING/DINING ROOM

A double aspect room with double glazed window to front and double glazed French door to rear into garden, radiator, door into kitchen

KITCHEN/BREAKFAST ROOM

A further double aspect room, fitted in a range of stylish modern base and wall mounted units with wood style worktops, gas hob with oven under and extractor, single drainer sink unit, integrated dishwasher, space for fridge freezer, double glazed windows to side and rear, space for bistro table and chairs, spot lighting, wood style flooring, door to side lobby

SIDE LOBBY

Door to side into garden, doors from kitchen and hall, further door into utility room

UTILITY ROOM/WC

Double glazed window to side, space for stacking washing machine and tumble dryer, low level WC and wall mounted hand wash basin, wall mounted combi boiler, extractor fan

FIRST FLOOR

LANDING

Double glazed window to rear, doors to rooms

BEDROOM 1

Double glazed window to front, radiator, cupboard over stairs

BEDROOM 2

Double glazed window to front, radiator

BEDROOM 3

Used as a music room/office with double glazed window to rear with views to the lakeland fells, radiator

BATHROOM

Double glazed window to rear, panel bath, pedestal hand wash basin, wood style flooring

SEPARATE WC

Double glazed window to rear, low level WC

EXTERNALLY

To the front a garden area slopes down to front door with an inset parking space and side gate to rear garden. The rear garden is a generous size with an open outlook, laid to lawn and with some mature trees.

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 606006

whitehaven@lillingtons-estates.co.uk

Council Tax Band: A

Tenure: Freehold

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

Fixtures & Fittings: Carpets, oven hob and extractor, integrated dishwasher

Broadband type & speed: Standard 16Mbps/Superfast 80Mbps/Ultrafast 1000Mbps

Known mobile reception issues: All ok outdoors, All providers have limited signal indoors

Planning permission passed in the immediate area: None known

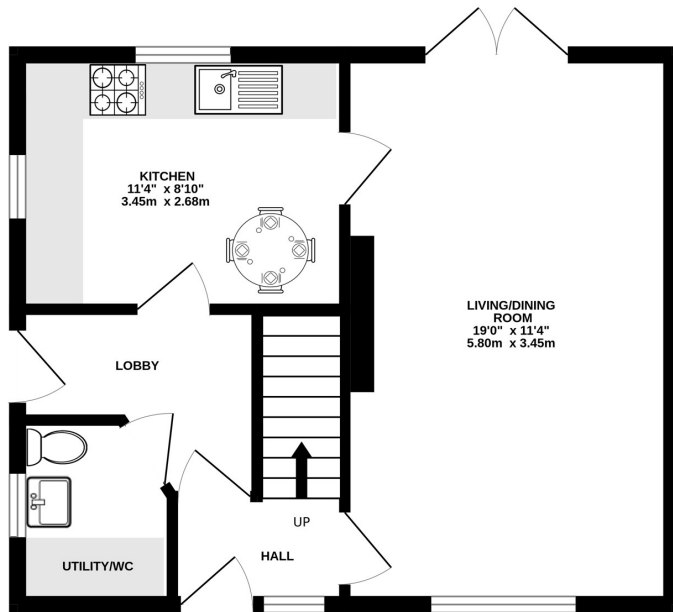
The property is not listed

DIRECTIONS

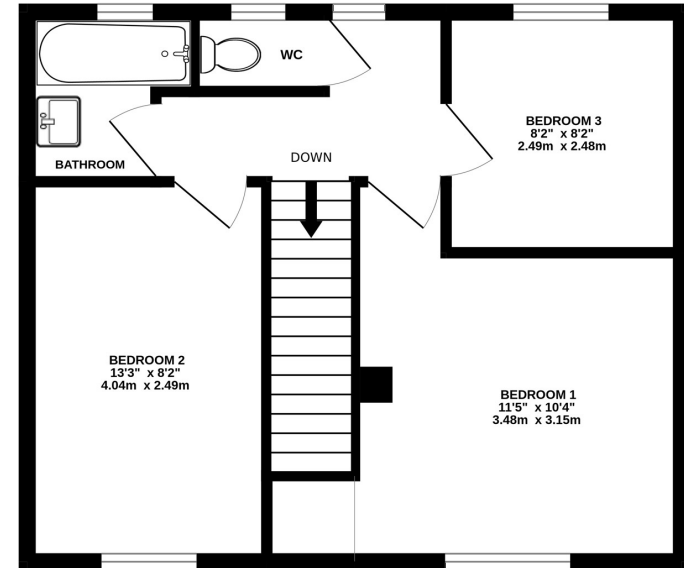
From Whitehaven head north on the A595 and once past the dual carriageway for Distington bypass turn left at the roundabout to Harrington. Descend the hill crossing a mini roundabout and at the bottom turn right onto Moorclose Road. Take a left into Salterbeck Drive heading uphill and then second right into Coronation Drive. The property will be located on the right hand side.



GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 855 sq.ft. (79.4 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 ©2024

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.