



40 EAST ROAD | EGREMONT | CUMBRIA | CA22 2EF

PRICE £95,000





SUMMARY

This deceptively spacious three bedroom home on East Road will make a fantastic buy whether you are searching for a permanent home or an investment property and is offered for sale chain free! The accommodation includes an entrance lobby, a 25' living/dining room with ribbon style fire, a fitted kitchen, a ground floor bathroom, three first floor bedrooms with views towards the fells at the rear plus an enclosed rear yard. A great buy for the money!

EPC band D

GROUND FLOOR ENTRANCE LOBBY

A part glazed PVC door leads into lobby with a part glazed door into living room

LIVING/DINING ROOM

A generous double aspect room with double glazed windows to front and rear, Ribbon style fire in chimney breast, stairs to first floor, two double radiators, coved ceiling, doorway to kitchen

KITCHEN

Double glazed window to side, fitted range of base and wall mounted units with work surfaces, single drainer sink unit, gas hob with oven and extractor, space for washing machine and fridge freezer, tiled splashback and flooring

REAR LOBBY

Double glazed PVC door to side, door to bathroom, tiled flooring

BATHROOM

Bath (requires new side panel) with electric shower unit and screen, pedestal hand wash basin, low level WC. Double glazed window to side, extractor fan, tiled walls and floor, chrome towel rail

FIRST FLOOR LANDING

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

BEDROOM 1

Double glazed window to front, radiator, coved ceiling

BEDROOM 2

Double glazed window to rear, radiator, coved ceiling

BEDROOM 3

Double glazed window to rear with views, radiator, built in cupboard housing combi boiler

EXTERNALLY

There is a low maintenance garden to the front with path to front door. To the rear is an enclosed yard laid with artificial grass, rear gate.

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: A

Tenure: Freehold

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

Fixtures & Fittings: None

The property is not listed

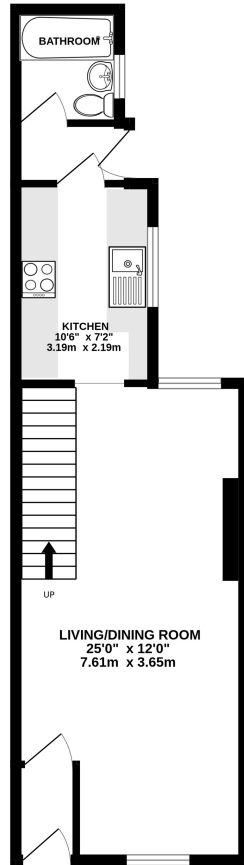
DIRECTIONS

From Whitehaven head south on the A595, passing Bigrigg. Once at Egremont pass over the first roundabout and at the 2nd turn left into East Road. The property will be located on the right hand side about 400yds along.

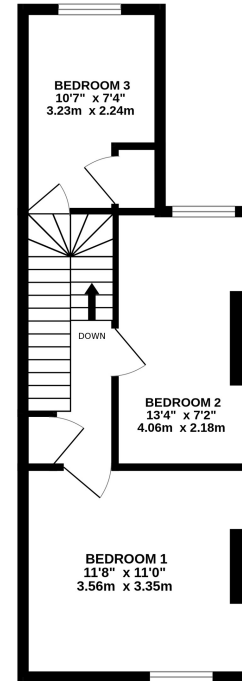




GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA: 782 sq.ft. (72.6 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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58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			