



8 RIBTON CLOSE | COCKERMOUTH | CUMBRIA | CA13 9FW

PRICE £182,000





SUMMARY

Located in a quiet cul de sac within the sought after Strawberry Grange development in Cockermouth, this stylish modern semi detached property will make an excellent home. Benefitting from a number of upgrades to the specification the property includes an entrance hall, ground floor WC, a lovely living room, a generous open plan kitchen/dining room with appliances, a main bedroom with an open outlook over the town plus a stylish en-suite shower room, two further bedrooms and a family bathroom. Externally there is a generous 4 car driveway to the front plus an enclosed lawned garden to the rear. The property is subject to a local occupancy restriction is sold at 65% of market value. Fixed Price £182,000 Call us for more information or to book a viewing

EPC band B

GROUND FLOOR ENTRANCE HALL

A part glazed front door leads into hall with door to living room and WC, stairs to first floor, radiator, wood style flooring

GROUND FLOOR WC

Double glazed window to front, hand wash basin, low level WC,. Radiator, wood style flooring

LIVING ROOM

An elegant room with double glazed window to front, radiator , door to kitchen/dining room

KITCHEN/DINING ROOM

An open plan room fitted in a range of modern base and wall mounted units with work surfaces, single drainer sink unit with splashbacks, fitted hob with oven and extractor, space for washing machine and fridge freezer, space for dining table and chairs, double glazed French doors to garden with picture window to either side, radiator, under stairs cupboard, tile effect flooring

FIRST FLOOR LANDING

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

BEDROOM 1

Double glazed window to front, radiator, door to en-suite

EN-SUITE SHOWER ROOM

Fitted with double width shower enclosure, pedestal hand wash basin and low level WC. Tiling to half wall height, towel rail, extractor fan

BEDROOM 2

Double glazed window to rear, radiator

BEDROOM 3

Double glazed window to front, radiator



BATHROOM

Fitted in a stylish suite to include panel bath with shower attachment, pedestal hand wash basin, low level WC. Tiling to splash areas, chrome towel rail, double glazed window to rear, extractor fan, tile effect flooring

EXTERNALLY

To the front there is a block paved parking area for four vehicles with path to front door and side gate into rear garden. The rear garden is laid to lawn with space for shed, covered bike store, and patio area.

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: B

Tenure: Freehold

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

Fixtures & Fittings: Carpets, oven hob and extractor

Broadband type & speed: Standard 12Mbps/Superfast 79Mbps/ Ultrafast 1000Mbps

Known mobile reception issues: None

Planning permission passed in the immediate area: None known

The property is not listed but is subject to a local occupancy clause.

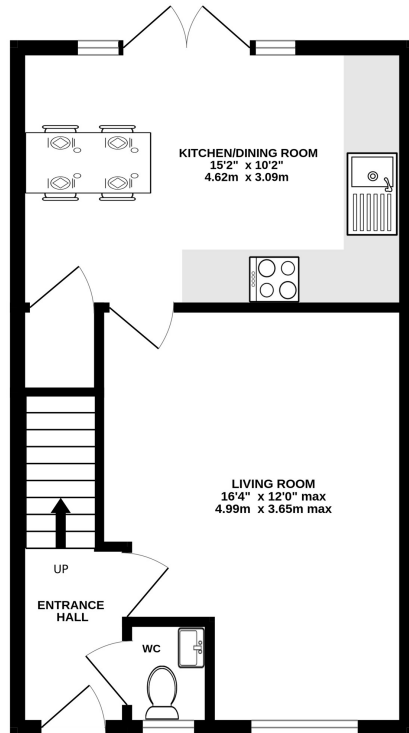
Buyers must be approved by the council. For more information contact selling agent

DIRECTIONS

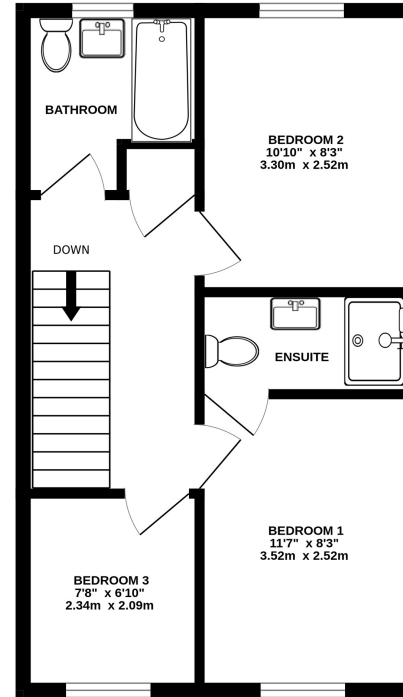
From the town centre turn left by Mitchells onto Victoria Road and follow round the sharp right hand bend onto Lorton Road. Turn left into Strawberry How Road and then left again into the modern estate on Sandybeck Way. Cross the stream and take the 2nd left into Horseshoe Drive, turning right into Ribton Close. The property will be situated on the right hand side.



GROUND FLOOR
401 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 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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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

58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			