



37 WYNDHAM STREET | CLEATOR MOOR | CUMBRIA | CA25 5AN

PRICE £82,500







## SUMMARY

We really like this end terrace traditional home in the centre of Cleator Moor which is offered for sale with no onward chain. The three storey property includes an entrance hall, a lovely open plan living/dining room, a spacious fitted kitchen, two first floor double bedrooms, a really generous first floor shower room with ample space for add a separate bath if desired, and also a large attic room with vaulted ceiling and decent head height. Externally there is a compact yard space. A great home for a sensible price...

EPC band TBC

## GROUND FLOOR ENTRANCE HALL

A part double glazed door leads into hall with stairs to first floor, door to living room, wood style flooring

## LIVING/DINING ROOM

A generous double aspect room with double glazed windows to front, and rear, space for table and chairs, gas fire with surround and hearth, wood style flooring, double and single radiator, under stairs cupboard, door to kitchen

## KITCHEN

fitted in a range of base and wall mounted units with work surfaces, single drainer sink unit with splashback, double glazed window to side, gas hob with oven and extractor, integrated dishwasher, space for fridge freezer, washing machine and tumble dryer, wall mounted boiler in cupboard unit, double radiator, part double glazed door to rear yard.

## FIRST FLOOR LANDING

Door to stairs leading to attic bedroom, doors to first floor rooms

## BEDROOM 1

Double glazed window to front, built in wardrobes with sliding doors along one wall, double radiator, wood style flooring

## BEDROOM 2

Double glazed window to rear, double radiator

## SHOWER ROOM

A generous room fitted with a double width shower enclosure with thermostatic shower unit, pedestal hand wash basin, low level WC. Double glazed window to side, double radiator, extractor fan, tile effect flooring



## SECOND FLOOR ATTIC BEDROOM

Stairs lead up into Attic bedroom with vaulted ceiling, Velux window to front, two eaves cupboards, wood style flooring

## EXTERNALLY

To the rear there is an enclosed yard

## 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, oven hob and extractor, integrated dishwasher

Broadband type & speeds available: Standard 18Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to November 24' indicates O2 has signal indoors, Vodafone has limited service indoors but other networks have none. All providers have signal outside

Planning permission passed in the immediate area: None known

The property is not listed

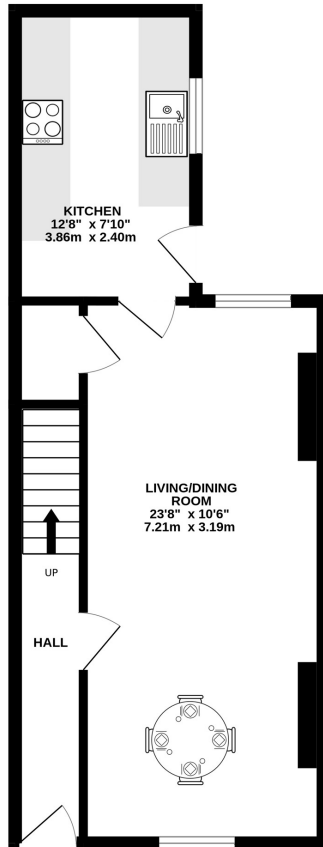
## DIRECTIONS

From Whitehaven head out through Hensingham passing the swimming pool and continue on to Cleator Moor. Pass the town centre and turn left into Union Street. At the road end turn right into Wyndham Street and the property will be located on the left hand side.

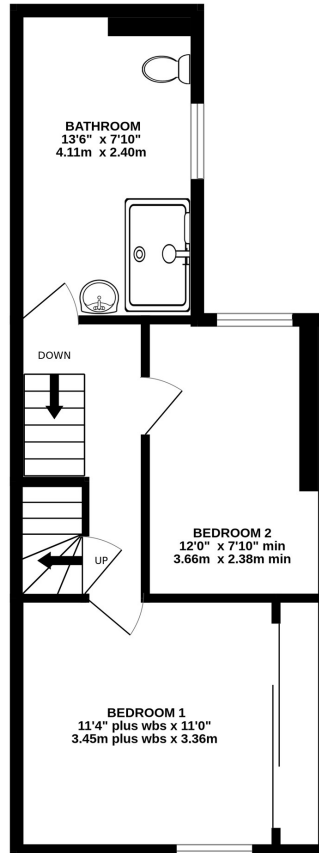




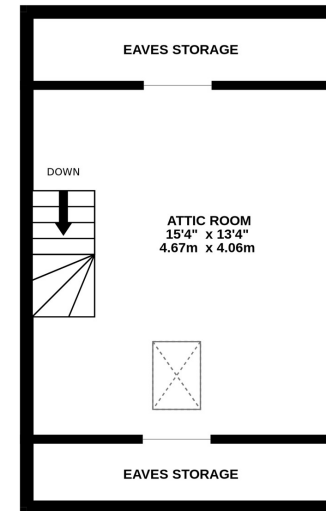
GROUND FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



2ND FLOOR  
290 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 1107 sq.ft. (102.9 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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