



12 FELLVIEW DRIVE | EGREMONT | CA22 2JL

PRICE £180,000







## SUMMARY

This fantastic semi detached home is located in a sought after modern estate on the fringe of Egremont and will make a perfect family home. The property includes an entrance hall, a light and airy open plan living/dining room, a stylish recently fitted kitchen with built in appliances, three bedrooms and a modern contemporary bathroom. Also benefitting from enclosed lawned gardens with decking, a generous frontage with an attached garage and lovely views towards the Lakeland Fells at the rear. Get your viewing booked today - you will be pleased you did!

EPC band: TBC

## GROUND FLOOR

### ENTRANCE HALL

A part leaded light double glazed door leads into hall with door to living room, stairs to first floor, radiator, wood effect flooring.

### LIVING/DINING ROOM

Double glazed window to front with blinds, double radiator, opening to dining area which has space for table and chairs, double radiator, double glazed French doors to garden, wood effect flooring, door to kitchen.

### KITCHEN

Recently fitted in a stylish range of base and wall mounted units, pan drawers and with marble style work surfaces, electric hob with extractor fan over, eye level Bosch oven with microwave/combination oven over, integrated dishwasher and fridge, space for washing machine, single drainer sink unit with splashbacks, two double glazed windows to rear, part double glazed door into garden, under stairs storage cupboard, wood effect flooring.

## FIRST FLOOR

### LANDING

Double glazed window to side with blinds, doors to rooms, access to loft space, built in linen cupboard, built in cupboard over stairs with wall mounted boiler.

### BEDROOM 1

Double glazed window to front, radiator, wardrobe recess.

### BEDROOM 2

Double glazed window to rear with blinds and views towards the fells, radiator.

### BEDROOM 3

Double glazed window to front, radiator.



## BATHROOM

Recently fitted in a contemporary style to include a P-shaped bath with waterfall tap, twin head thermostatic shower and screen, recessed niche for bath products, hand wash basin also with waterfall tap in vanity unit, low level WC. Double glazed window to rear, towel rail, stone type wall and floor tiling, extractor fan, PVC cladding to ceiling.

## EXTERNALLY

### GARAGE

Attached garage with up and over door, power and light.

### EXTERNALLY

To the front a drive leads to attached garage with path to front door and side access gate to rear garden. There are areas to either side of the drive which are laid to lawn.

The rear garden is enclosed and includes a raised decking area, and area of grass and a raise planted rear border. To the side is an enclosed separate area for storage.

## 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: B

Tenure: Freehold

Services: Mains water, gas and electric are connected, mains drainage  
Fixtures & Fittings: Carpets, oven hob and extractor, integrated dishwasher & fridge

Broadband type & speeds available: Standard 16Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates O2 has reception indoors but others have limited service. All networks have signal outdoors

Planning permission passed in the immediate area: None known

The property is not listed

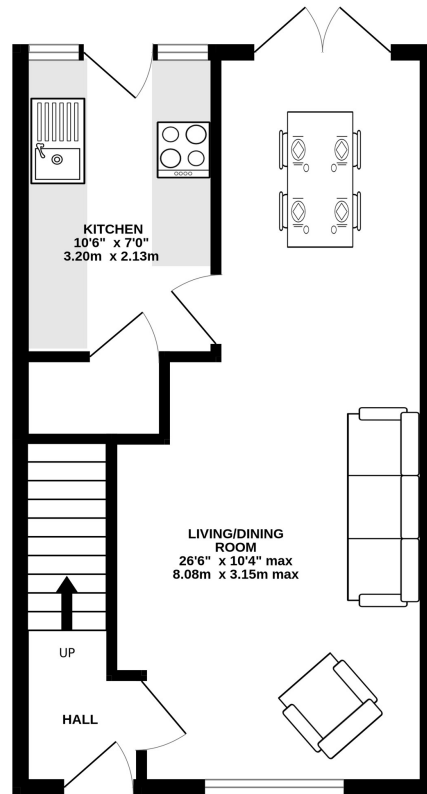
## DIRECTIONS

From Whitehaven head south on the A595 passing through Bigrigg and cross the first roundabout on the edge of Egremont. At the next turn right into Main Street and at the war memorial turn right again. Follow down the dip and up the other side, staying on this road, pass the school and then turn right into Fellview Drive. The property will be situated on the right hand side

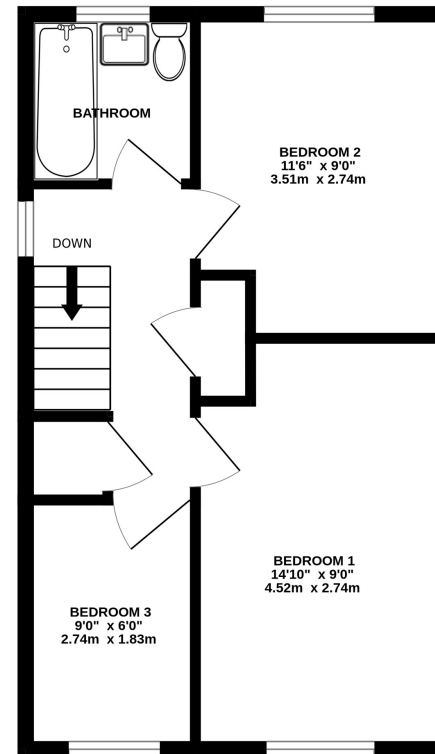




GROUND FLOOR  
389 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR  
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 789 sq.ft. (73.3 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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