



3 JOHN COLLIGAN DRIVE | CLEATOR MOOR | CUMBRIA | CA25 5JX

PRICE £139,950



Lillingtons
Estate Agents



SUMMARY

What a stunner... This fantastic middle terrace house on John Colligan Drive in Cleator Moor is an absolute peach and will make a superb first home for one lucky buyer! Improved by the owner and stylish throughout the property includes a handy entrance porch and hall, a lovely living room, a contemporary style kitchen with appliances, two decent bedrooms and a stylish first floor bathroom. In addition there is a lengthy front garden, a low maintenance rear garden laid with artificial grass and a single garage located at the back.

EPC band TBC

GROUND FLOOR ENTRANCE PORCH

Part glazed PVC door leads into porch with double glazed window to side, part glazed door to hall

ENTRANCE HALL

Part glazed door to living room, stairs to first floor, radiator with cover

LIVING ROOM

Double glazed window to front, double radiator, coved ceiling, wood style flooring, door to kitchen

KITCHEN

Double glazed window to rear, part double glazed door to garden, recently re-fitted to include a range of base and wall mounted units with complimentary work surfaces, single drainer sink unit, induction hob, self-cleaning oven, integrated slimline dishwasher, fitted American style fridge freezer, larder unit, integrated washing machine, under stairs storage cupboard, vertical radiator, tile effect flooring

FIRST FLOOR LANDING

Doors to rooms, access to loft space, built in cupboard housing combi boiler

BEDROOM 1

Double glazed window to front, radiator, coved ceiling, built in wardrobe, wood effect flooring

BEDROOM 2

Double glazed window to rear, radiator, coved ceiling, wood effect flooring, built in wardrobe



BATHROOM

A modern bathroom suite with panel bath plus thermostatic shower unit and folding screen, pedestal hand wash basin, low level WC. Tiling to half wall, double glazed window to rear, towel rail, extractor fan, tile effect flooring

EXTERNALLY

To the front there is an enclosed garden area with gated path leading to front door, the remainder is laid with stone chippings with an area for a bench by front door. The rear garden is a decent length and enclosed, with a rear access gate onto a residents parking area. The garden is mainly laid with artificial grass. Single garage at the far end with up and over door.

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: Carpets, induction hob oven and extractor, integrated dishwasher, washing machine and fitted fridge freezer

Broadband type & speed: Standard 11Mbps / Superfast 57 Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates that EE has no service indoors and others have limited service but all networks have service outdoors.

Planning permission passed in the immediate area: None known

The property is not listed

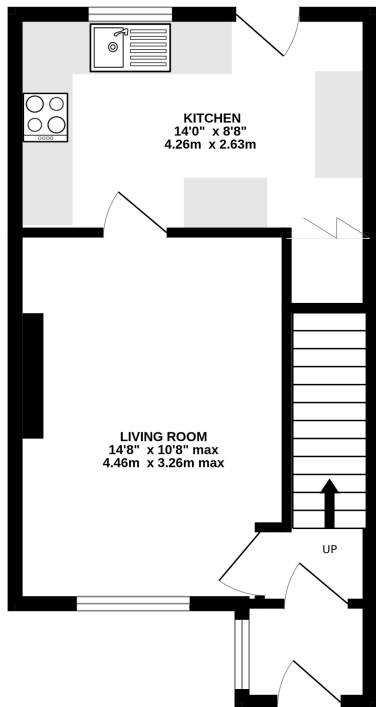
DIRECTIONS

From Whitehaven head out through Hensingham passing the swimming pool and out to Cleator Moor. Turn left into Bowthorn Road and then left again into Border Avenue which becomes John Colligan Drive. The property will be located on the right hand side.

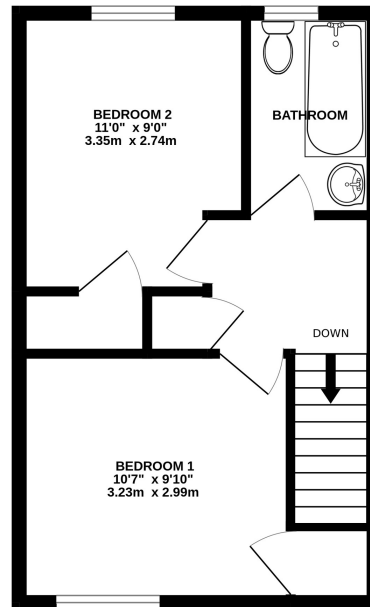




GROUND FLOOR
341 sq.ft. (31.7 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 666 sq.ft. (61.9 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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