



23 DUNMAIL CRESCENT | COCKERMOUTH | CUMBRIA | CA13 0AG

PRICE £105,000







## SUMMARY

This spacious ground floor apartment is located within easy reach of all the shops, cafes, bars and restaurants in the town centre making it ideal as a first home or a buy to let. Benefitting from a recent lease extension and offered for sale chain free, the accommodation includes an entry hall, a spacious living room, fitted kitchen, two double bedrooms and a modern shower room. The property enjoys the garden area at the front and there is residents parking off road to one side.

EPC band D

## ENTRANCE

A PVC front door at the rear of the building provides access into flat

## ENTRANCE HALL

Doors to rooms, under stairs storage cupboard,, wood style flooring, built in cupboard housing Baxi combi boiler

## LIVING ROOM

Double glazed picture window to front, electric fire with surround and hearth, double radiator, wood style flooring, door to kitchen

## KITCHEN

Fitted range of base and wall units with worktops, single drainer sink unit with tiled splashback, space for cooker, washing machine and fridge freezer, double glazed window to front.

## BEDROOM 1

Double glazed window to rear, double radiator

## BEDROOM 2

Double glazed window to rear, radiator

## SHOWER ROOM

Double glazed window to side, shower enclosure with thermostatic shower unit, hand wash basin with cupboards under, low level WC. Radiator

## EXTERNALLY

Steps and path lead up front the roadside to the building where the entrance is located at the rear. The garden area laid to lawn at the front of the flat belongs to the property. There is an area to one side set aside for residents to park.

## 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: A

Tenure: Leasehold, which has been renewed by the owner

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

Fixtures & Fittings: Carpets

Broadband type & speeds available: Standard 17Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to November 24' indicates O2 and 3 have service indoors but others have limited signal. All providers have signal outside Planning permission passed in the immediate area: None known

The property is not listed

## DIRECTIONS

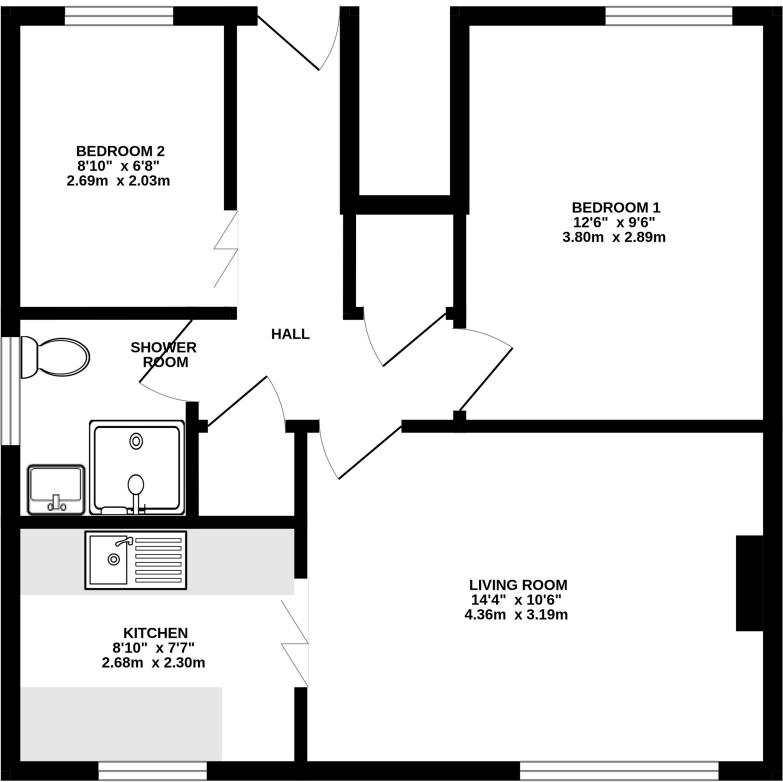
From the town centre head up onto Lamplugh road heading for Starbucks and turn right into Fitz Road. Take a right again into Dunmail crescent and the block of flats will be located on the left hand side







GROUND FLOOR  
509 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 509 sq.ft. (47.2 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		