



Avalon, Parkside Road, Cleator Moor, CA25 5HE

Guide Price £249,950

PFK

Avalon Parkside Road

The Property:

Occupying an unparalleled position on the edge of Cleator Moor, this four bedroom semi detached home enjoys far reaching views towards Dent and is just a short distance from the stunning scenery of the Ennerdale valley. Properties in this quiet setting between Cleator Moor and Frizington rarely come to market, making this a truly special opportunity, particularly given its convenient access to nearby towns and major local employment.

The property, which is presented for sale with no onward chain, has been in the same ownership for many years and offers a wonderful chance for a young family or discerning buyer to create a forever home in a highly sought after location.

Accommodation begins with an entrance porch opening into a spacious hallway, leading to a lounge featuring a bay window and open fire, a separate dining room, and a generously sized kitchen to the ground floor. Upstairs, there are four well proportioned bedrooms and a family bathroom.

Set within an extensive plot, the property benefits from generous gardens to both the front and rear. The front garden features a gravelled pathway and a long private driveway leading to an adjoining garage with a useful utility room to the rear, as well as a separate WC. The substantial rear garden includes a large lawn, patio area, summerhouse, and continues around to the side where a sizeable area, previously used as an allotment, offers versatility for a variety of uses. With excellent scope for further improvement or extension (subject to planning permission), this is a rare opportunity to secure a home in a location that simply does not come up often.





Avalon Parkside Road

Location & directions:

The property is located in Parkside, Cleator Moor, a highly convenient yet peaceful setting, positioned between Cleator Moor and Frizington. The location offers easy access to nearby towns, schools, transport links and major local employers, while being just a short distance from the natural beauty and recreational opportunities of the Ennerdale valley. A perfect balance of countryside living with everyday convenience.

Directions

The property can be located using either CA25 5HE or What3words//sketch.scribbled.choice

- **4 bed semi detached family home**
- **Quiet location with far reaching views towards Dent**
- **Located between Cleator Moor & Frizington, close to Ennerdale valley**
- **Extensive plot with substantial gardens, driveway & garage**
- **Excellent scope for improvement or extension (STPP)**
- **EPC Rating TBC**
- **Tenure: Freehold**
- **Council Tax: Band C**

ACCOMMODATION

Entrance Porch

Approached via UPVC door. Of dwarf wall construction with windows to side and front. Obscured glazed UPVC door leading to hallway.

Hallway

A spacious entrance hallway with staircase leading to the first floor, large storage cupboard, radiator, doors to lounge and dining room.

Lounge

10' 10" x 13' 2" (3.29m x 4.02m)

Bright reception room with bay window to front elevation offering stunning views towards Dent. Open fire set in brick fireplace, radiator.

Dining Room

10' 8" x 13' 1" (3.26m x 3.99m)

Window to rear elevation overlooking the property's gardens and fields beyond, gas fire set in contemporary surround, radiator, door to kitchen.

Kitchen

10' 8" x 12' 6" (3.25m x 3.82m)

The kitchen is fitted with a range of matching wall and base units with complementary work surfacing, tiled splashback, space for cooker and dishwasher. Gas fire with tiled surround, large window to rear elevation overlooking the gardens, part obscured glazed UPVC door leading to the rear gardens.

FIRST FLOOR LANDING

Doors to bedrooms and family bathroom.



Bedroom 1

10' 10" x 8' 1" (3.30m x 2.47m)

Window to front elevation with views over open countryside towards Dent. Radiator.

Bedroom 2

10' 8" x 12' 6" (3.25m x 3.82m)

Double bedroom positioned to the rear of the property with open views and radiator.

Bedroom 3

10' 10" x 13' 3" (3.29m x 4.04m)

Double bedroom with far reaching views towards Dent, radiator.

Bedroom 4

10' 10" x 6' 11" (3.31m x 2.12m)

Window to rear, radiator.

Family Bathroom

7' 7" x 6' 0" (2.30m x 1.84m)

Fitted with white four piece suite comprising close coupled WC, wash hand basin, panelled bath and corner shower cubicle. Part PVC panelled walls, obscured window and radiator.





EXTERNALLY

Garden

The property occupies an extensive plot with a substantial and private lawned garden to the front, with a pathway leading to the main entrance. To the side of the house is a large elevated garden area, previously used as an allotment, which continues around to the rear and offers excellent versatility. The rear garden is particularly generous, enjoying a pleasant open outlook backing onto fields. It includes a patio area directly accessible from the kitchen, a large enclosed lawned garden, and a summerhouse, making it ideal for families and outdoor entertaining. The property also includes a single adjoining garage, complemented by a useful utility room located to the rear, with the added convenience of separate access from the rear garden. A separately accessed outside WC is also provided. The layout offers excellent potential to extend above the garage, subject to the usual planning permissions.

DRIVEWAY

2 Parking Spaces

There is a private driveway with parking for several cars.

GARAGE

Single Garage

Single adjoining garage with up and over door, power and light. There is a separate utility room positioned to the rear of the garage which also benefits from an external entrance door from the rear garden.







Approximate total area⁽¹⁾

1339 ft²
124.6 m²

Reduced headroom

6 ft²
0.6 m²



(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

ADDITIONAL INFORMATION

Services

Mains gas, electricity, water & drainage. Gas central heating and double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral Fee Disclosure

PKF works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PKF may receive a referral fee as follows (all figures include VAT): • Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase. • Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price. • Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products. • EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only. • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





PFK Estate Agency Cockermouth

68 Main Street Cockermouth, Cumbria – CA13 9LU

01900 826205

cockermouth@pfk.co.uk

www.pfk.co.uk/

PFK

