



9A BEECH GROVE | WHITEHAVEN | CUMBRIA | CA28 6LG

PRICE £235,000



Lillingtons
Estate Agents



SUMMARY

Here is something a little bit special... This charming detached chalet bungalow has been stylishly reworked over the years and enlarged, now making a fabulous individual home for the growing family or an early downsize. Sporting a garage at the rear with an adjacent workshop of generous size this is also perfect for a car enthusiast and those with outdoor hobbies! Located in a popular part of town the property includes a living room with feature brick wall, an modern open plan kitchen/dining room with a gorgeous rustic wood breakfast bar, a sitting room/music listening room, a stylish bathroom and a ground floor double bedroom. To the first floor are two further decent bedrooms, one having an en-suite shower room. The gardens to the front are laid to lawn, to the rear laid with flagstone paving to be low maintenance and at the back there is a double driveway accessing the garage. An individual and special place to call home...

EPC band D

GROUND FLOOR

ENTRANCE LOBBY

PVC door leads into porch with cast iron style radiator, door to living room, wooden floorboards

LIVING ROOM

A lovely double aspect room with double glazed windows to front and side with blinds, exposed brick feature wall, cast iron style radiator, stairs to first floor, wooden floorboards, door to inner hall

INNER HALLWAY

Slate tiled flooring with electric under floor heating, doors to bedroom three and bathroom, opening to kitchen

KITCHEN/DINING ROOM

An open plan room fitted in a stylish range of base and wall mounted units with quartz work surfaces, feature 'rustic' wooden breakfast bar, inset sink with flexi-tap, space for fridge freezer, integrated dishwasher, washing machine and microwave, space for 900mm cooker, space for table and chairs, double glazed French doors to front, slate flooring with under floor electric heating, open to rear hall

REAR HALL

Double glazed door to rear garden, storage cupboard with sliding doors, slate flooring with electric under floor heating, door to Music room

MUSIC ROOM

Double glazed window to side, vertical radiator, double glazed French doors to front with blinds

BEDROOM 3

Double glazed window to rear with blinds, built in wardrobes along one wall, also housing boiler, wooden floorboards

BATHROOM

A stunning bathroom with double glazed window to rear, panel bath hand wash basin, low level WC. Towel rail, tiled flooring and splash areas



FIRST FLOOR

LANDING

Doors to rooms

BEDROOM 1

A generous room with vaulted ceiling and exposed purlins, double glazed window to front, Velux windows in sloping ceiling to either side, cast iron style radiator

BEDROOM 2

Double glazed window to rear, cast iron style radiator, exposed purlin in sloping ceiling, one panelled wall, door to en-suite

EN-SUITE SHOWER ROOM

Velux window to side in sloping ceiling with exposed purlin, walk-in shower enclosure with twin head thermostatic shower unit, wall mounted hand wash basin, low level WC. Towel rail, wood style flooring

EXTERNALLY

To the front of the property is a split level garden laid to lawn with mature planting. Gated path leads to front door.

The rear garden is finished in a courtyard style and laid with slate type paving, outside tap, a rear path with steps leads to drive and separate steps lead up to the garage workshop door

At the rear of the property is a garage with up and over door. To the side of this and accessed from the inside of garage is a large workshop with windows to front and side, plus personal door into rear garden.

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: C

Tenure: Freehold

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

Fixtures & Fittings: Carpets, blinds, extractor hood, integrated washing machine, dishwasher and microwave

Broadband type & speed: Standard 9Mbps / Superfast 80Mbps

Known mobile reception issues: None

Planning permission passed in the immediate area: None known

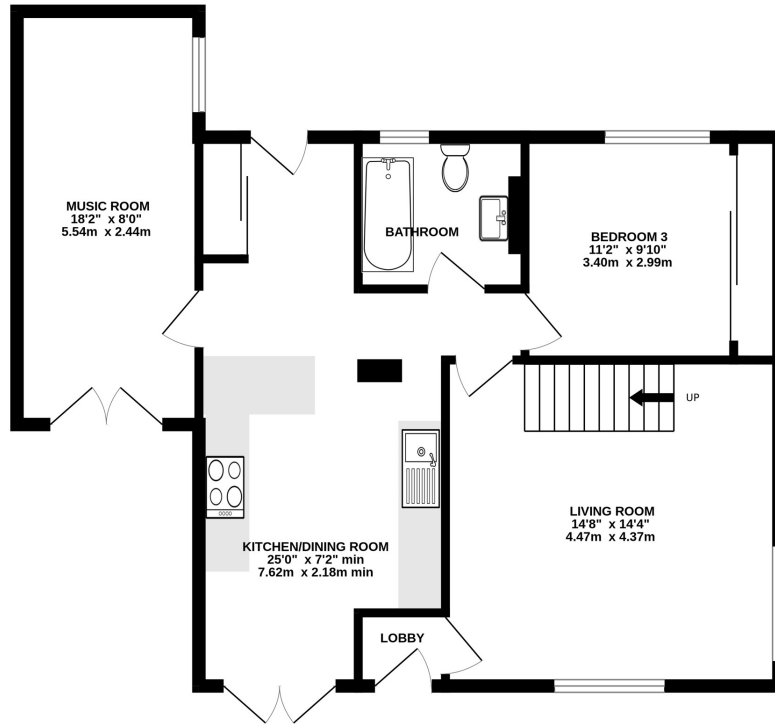
The property is not listed

DIRECTIONS

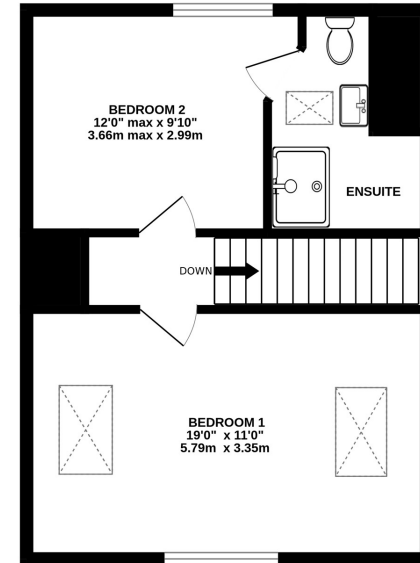
From the town centre head out past Tesco and up to The Pelican Garage/shop. Turn right onto the A595 to head south and immediately turn left onto Aikbank Road. Follow the road uphill and the property will be located on the right hand side on the left hand bend in the road.



GROUND FLOOR
756 sq.ft. (70.2 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 1163 sq.ft. (108.1 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.

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58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	84
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			