



7 PENDLE DRIVE | WHITEHAVEN | CUMBRIA | CA28 7RX

PRICE £225,000





SUMMARY

This enlarged and well presented semi detached home is located in a popular part of town and is accessible to the marina, all the bars and shops. Occupying a generous corner plot with landscaped gardens, a generous, recently installed composite decking area and inset drive, this will make a great home for the professional or growing family. The accommodation includes an elegant entrance hall with study nook, a living room with bay window, a stunning open plan kitchen/dining room with centre island and breakfast bar, a generous conservatory and a useful ground floor WC. To the first floor there are three decent bedrooms, the third being used as a dressing room and there is a recently upgraded family bathroom. With trendy Lichen Green coloured windows, this is a modern twist on a traditional bay fronted semi and should be on your viewing list!

EPC band D

GROUND FLOOR ENTRANCE

A part double glazed door with two windows beside leads into entrance hall

ENTRANCE HALL

Doors to rooms, stairs to first floor, chrome radiator, wood style flooring, study nook with space for small desk with a double glazed window to side and fitted shutters, wall mounted Combi boiler.

LIVING ROOM

Double glazed bow window to front with fitted shutters, radiator, picture rail, electric fire, wood style flooring

KITCHEN/DINING ROOM

A generous open plan room with two double glazed windows to side. The kitchen is fitted in a stylish range of base and eye level units with quartz worktops and includes a large centre island with built-in breakfast bar, butler style sink with flexi tap, fitted 900mm range cooker with gas top and extractor hood, integrated fridge freezer, vertical radiator with integral mirror, larder cupboard, opening to conservatory, electric fire

CONSERVATORY

Double glazed windows to side and rear, stable door to garden, chrome radiator, wood style flooring, door to WC

CLOAKROOM

Fitted with low level WC

FIRST FLOOR LANDING

Doors two rooms, double glazed window to side with shutters, access to loft space

BEDROOM 1

Double glazed bow window to rear with fitted shutters, picture rail, radiator

BEDROOM 2

Double glazed window to rear with shutters, radiator, wood style flooring



BEDROOM 3

Double glazed window to rear with shutters radiator with cover, currently used as a dressing room

BATHROOM

Two double glazed windows to side, fitted modern suite including P-shaped bath with shower screen and electric shower unit, pedestal hand wash basin, low-level WC. Tile effect flooring, PVC cladding to 2 walls.

EXTERNALLY

The property occupies a corner plot and has been landscaped to be low in maintenance.

At the front there is an area laid to lawn with slate chipping beds and a path with steps leads up to front door. To the side there is an inset drive for two vehicles and a useful garden shed. Path continues to conservatory door.

The rear garden is terraced and includes a recently installed enclosed area of composite decking with stairs leading up from house. There are various areas of planting with access pathways for garden maintenance.

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: B

Tenure: Freehold

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

Fixtures & Fittings: Carpets, range cooker, integrated fridge freezer, garden shed, fitted shutters

Broadband type & speeds available: Standard 9Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 25' indicates all networks have signal outdoors. Vodafone has good service indoors, EE has variable service indoors and others have limited signal inside

Planning permission passed in the immediate area: None known

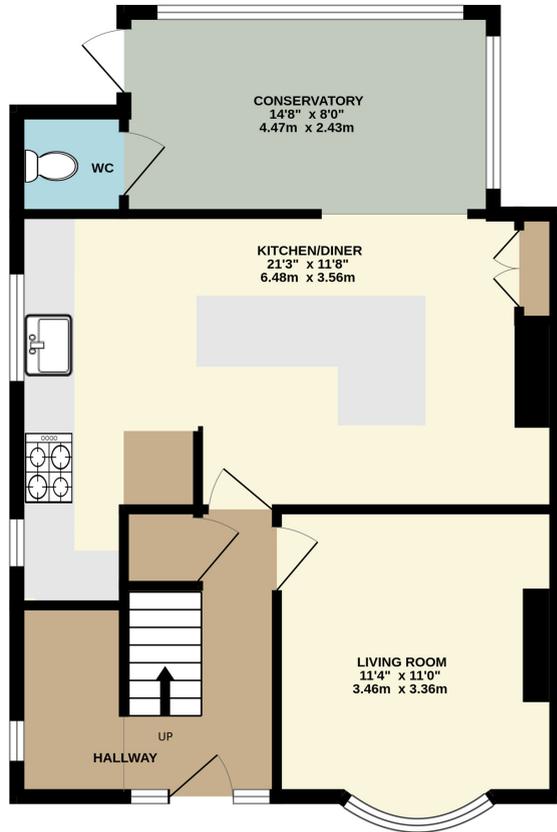
The property is not listed

DIRECTIONS

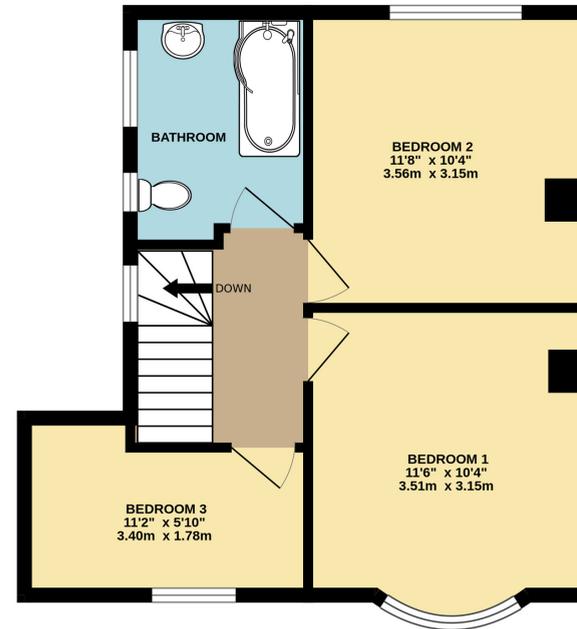
From the town centre head out past McDonalds and by the EuroGarages Petrol Station turn left uphill onto Park Drive. Follow round the left and right bends heading uphill. The property will be located on the right hand corner at the entrance to Pendle Drive



GROUND FLOOR
616 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 1060 sq.ft. (98.5 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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58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		99
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			