



31 JACKSON ROAD | SALTERBECK | WORKINGTON | CA14 5NA

PRICE £95,000





SUMMARY

Its not often you see one of these traditional semi detached houses come up with a garage so make sure you snap this up! Improved by the owner including a re-wire, new boiler and replacement windows to the front, plus offered newly carpeted and with no onward chain. The property includes a generous entrance porch, hall, a living room with fireplace feature, fitted kitchen, two double bedrooms and a first floor bathroom. There is a drive at the front, the garage to the side and lawned gardens to both front and rear. A great property for the price!

EPC band D

GROUND FLOOR ENTRANCE PORCH

A double glazed front door with double glazed window beside leads into porch with double glazed window to side, tiled flooring, coat hooks, part glazed door to hall

ENTRANCE HALL

Door to living room, stairs to first floor, double radiator

LIVING ROOM

Double glazed window to front, feature fireplace with rustic wooden surround, double radiator, door to kitchen

KITCHEN

Double glazed window to rear, part glazed door to garden, fitted in a range of base and wall mounted units with work surfaces, single drainer sink unit with splashback, space for electric cooker, washing machine and dishwasher, breakfast bar with radiator under, wood style flooring

FIRST FLOOR LANDING

Double glazed window to side, doors to rooms

BEDROOM 1

Double glazed window to front with blinds, radiator, built in cupboard housing combi boiler

BEDROOM 2

Double glazed window to rear, double radiator

BATHROOM

Double glazed window to rear, panel bath with shower attachment and screen, hand wash basin with twin drawers under, low level WC. Extractor fan, tiled walls, chrome towel rail



EXTERNALLY

To the front a drive leads to an attached garage with twin opening doors and personal door to rear. The drive allows a car to park off road. Path to front door, area laid to lawn. The rear garden is a decent length, is enclosed and laid to lawn

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 606006

whitehaven@lillingtons-estates.co.uk

Council Tax Band: A

Tenure: Freehold

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

Fixtures & Fittings: New Carpets, electric cooker, blinds

Broadband type & speed: Standard 15Mbps / Superfast 80Mbps

Known mobile reception issues: None

Planning permission passed in the immediate area: None known

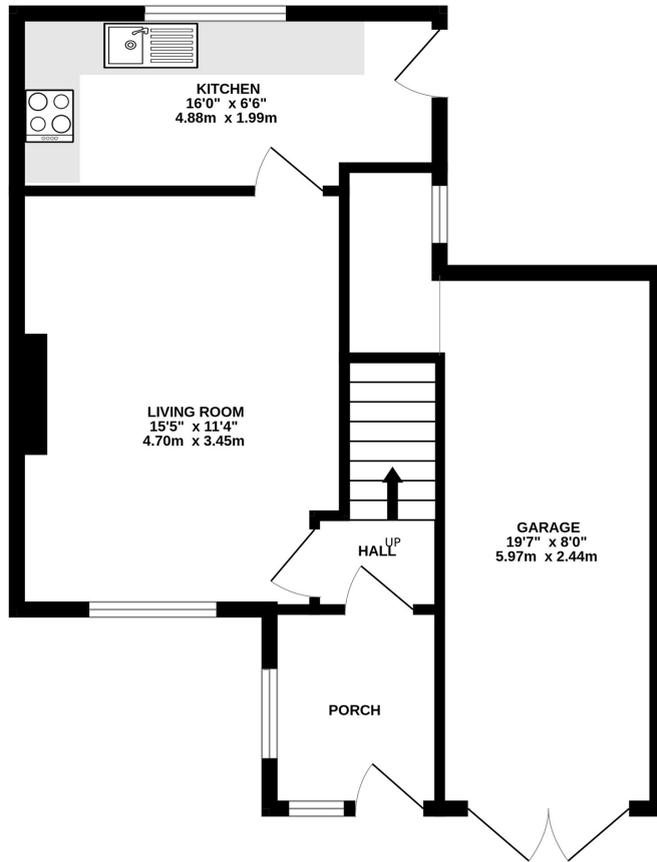
The property is not listed

DIRECTIONS

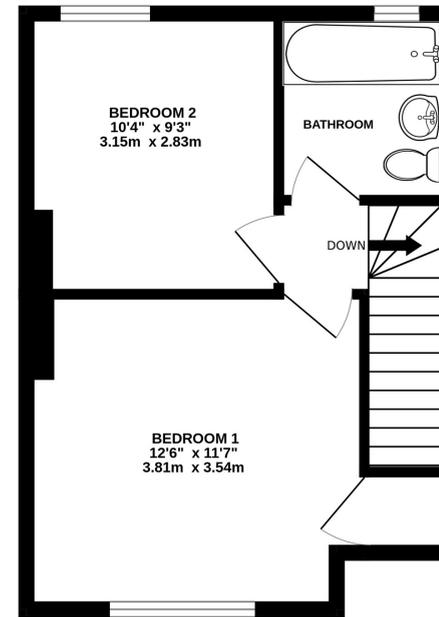
From Workington station head south on the A597 onto Solway Road, crossing the roundabout by Listers Furnishers. Continue to Salterbeck and turn left onto Salterbeck Drive, passing The Oval Centre. Turn right into Jackson Road and the property will be located on the left hand side.



GROUND FLOOR
541 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 868 sq.ft. (80.6 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.

www.lillingtons-estates.co.uk

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		79
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			