



28 PETER STREET | WHITEHAVEN | CUMBRIA | CA28 7PR

PRICE £95,000





SUMMARY

Step through the door of this stunning first floor apartment and prepare to be amazed! The property which is offered for sale chain free will include most of the furniture and so will make a perfect Mon-Fri for a Sellafield worker, an awesome first home, a good bet for a single parent or even a holiday home/AirBnb and it includes an entrance hall accessed via a composite security door, a large living/dining room, a modern kitchen with appliances, two double bedrooms and a decent modern bathroom. There is a useful outhouse and drying lines at the rear too.

EPC band C

GROUND FLOOR COMMUNAL ENTRANCE

A communal security door leads into hall with stairs to first floor landing where a newly installed, high-spec composite security entrance door leads into apartment

ENTRANCE HALL

Doors to rooms, security intercom, built in cupboard, double radiator, wood style flooring

LIVING/DINING ROOM

Double glazed window to front, double radiator, wall mounted electric fire, fitted sofas and dining table with chairs

KITCHEN

Double glazed window to rear, fitted range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splashbacks, electric hob with extractor fan and oven, fitted fridge freezer and washing machine, built in cupboard with folding door housing wall mounted combi boiler, tile effect flooring

BEDROOM 1

Double glazed window to front with blinds, built in wardrobes with sliding doors, radiator

BEDROOM 2

Double glazed window to rear with blinds, radiator, built in wardrobe

BATHROOM

Double glazed window to rear, panel bath with thermostatic shower unit and screen, pedestal hand wash basin, low level WC. Tiled walls, extractor fan, wood effect flooring

EXTERNALLY

This property benefits from an on-site residential parking space, which is available free of charge.

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: A

Tenure: Leasehold

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

Fixtures & Fittings: Carpets, oven hob and extractor, main furniture in property to remain

Broadband type & speeds available: Standard 17Mbps / Superfast 80Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to November 24' indicates O2 and Vodafone have service indoors but other providers have limited signal. all networks are ok outside

Planning permission passed in the immediate area: None known

The property is not listed

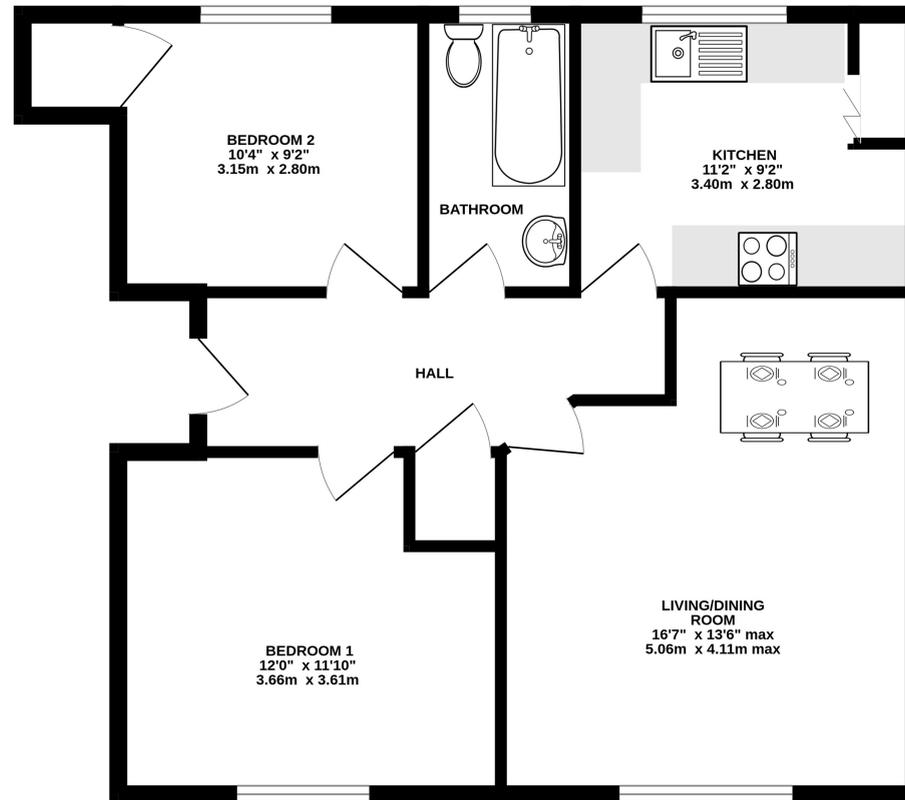
Monthly communal service charge of £50 per month.

DIRECTIONS

From the marina follow the one way system and once past Joe Bananas club turn left into Queen Street. At the crossroads go straight ahead uphill and then take the second right turn into Peter Street where the block will be located on the left hand side.



GROUND FLOOR
672 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA : 672 sq.ft. (62.4 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		
(81-91)	B		
(69-80)	C	76	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
<small>EU Directive 2002/91/EC</small>			