



35 FOUNDRY ROAD | PARTON | WHITEHAVEN | CUMBRIA | CA28 6PB

PRICE £76,000





SUMMARY

Are you looking for a home you can put your own stamp on? Well if so this spacious mid terrace house could be perfect for you! As you can see its within easy access of the sea and beach plus it is located within a short walk of the station and it includes a dining room, separate living room, a galley kitchen, two first floor bedrooms and a modern shower room, plus a large attic bedroom to the top floor with lovely sea views. Finally there is an enclosed courtyard style garden to the rear.

EPC band TBC

GROUND FLOOR ENTRANCE LOBBY

A part double glazed PVC door leads into lobby with part glazed door to dining room

DINING ROOM

Double glazed window to front, space for table and chairs, door to living room

LIVING ROOM

Double glazed window to rear, radiator, part panelled walls, electric fire with surround and hearth, coved ceiling, door to kitchen, under stairs storage cupboard

KITCHEN

Double glazed window to side, part double glazed door to garden, range of cupboards and worktops, single drainer sink unit, space for cooker, fridge freezer and washing machine

FIRST FLOOR LANDING

Doors to rooms, a further door leads to stairs up to attic bedroom

BEDROOM 1

Double glazed window to front with a view of the sea, radiator, under stairs cupboard

BEDROOM 2

Double glazed window to rear, radiator

SHOWER ROOM

Double glazed window to rear, quadrant shower enclosure with thermostatic shower unit, hand wash basin with cupboards under, low level WC. Tiled walls and flooring, cupboard housing combi boiler, radiator

SECOND FLOOR ATTIC BEDROOM

A generous bedroom with Velux window to front, radiator, eaves storage cupboard

EXTERNALLY

To the rear of the property is a shared access lane and beyond this steps lead up to a garden area with fields behind. The majority of this is laid to paving for seating and dining.

Agents note: The next door neighbour has a patch of Japanese Knotweed on the border of the two gardens. This is being treated professionally so will be no problem to No.35 but buyers should alert potential mortgage lenders of its existence.

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: Freehold

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

Fixtures & Fittings: Carpets

Broadband type & speeds available: Standard 5Mbps / Superfast 49Mbps

Mobile reception: Data retrieved from Ofcom dating back to November 24' indicates All networks have signal both inside and outside the property

Planning permission passed in the immediate area: None known

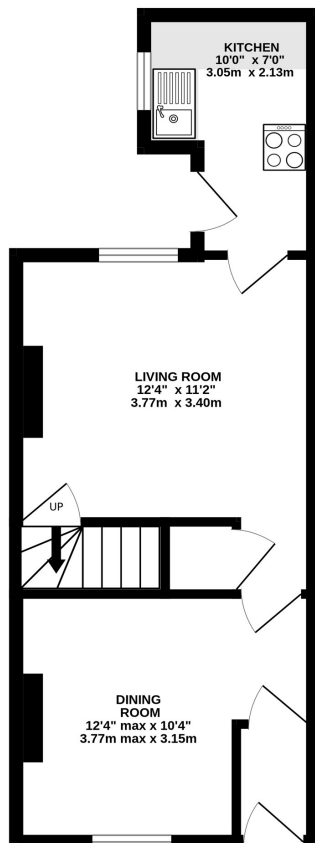
The property is not listed

DIRECTIONS

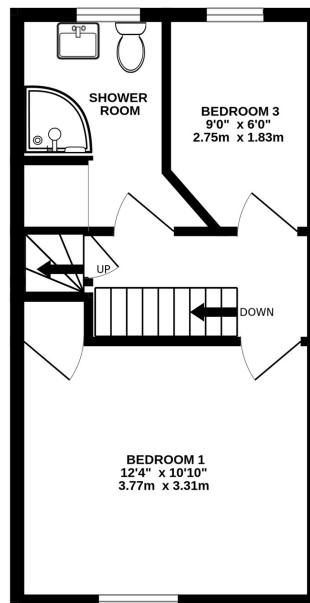
From Whitehaven head north on the A595 towards Workington and take a left turn downhill into Parton. Pass the station on the left and continue along Foundry road where the property will be located on the right hand side.



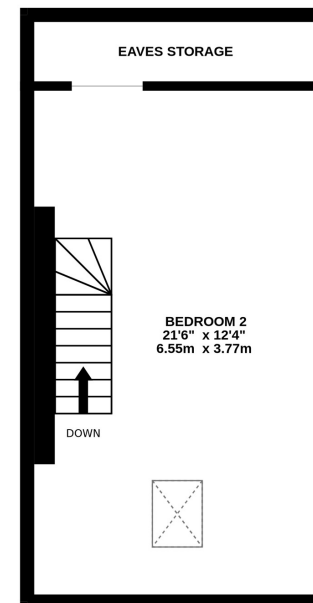
GROUND FLOOR
357 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR
303 sq.ft. (28.1 sq.m.) approx.



2ND FLOOR
293 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 953 sq.ft. (88.5 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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