



4 HAWK PLACE | MORESBY PARKS | WHITEHAVEN | CUMBRIA | CA28 8YG

PRICE £215,000





SUMMARY

Occupying a generous plot and well positioned within the cul de sac, this detached bungalow is going to make a perfect downsize for someone! Immaculately maintained and in the same ownership from new, the property includes an entrance hall, a lovely living room with French doors to garden, a fitted kitchen with space for breakfast table, two double bedrooms and a modern shower room with walk-in enclosure. There is an integral garage to the side, plenty of parking off road plus lovely gardens to both front and rear. Better be quick on this one...

EPC band TBC

ENTRANCE HALL

A part double glazed front door leads into vestibule with a further part glazed door to hall. Doors to rooms, radiator, coved ceiling, access to loft space

LIVING ROOM

Double glazed French doors to garden, double glazed window to either side, two double radiators, electric fire with surround and hearth, coved ceiling

KITCHEN/DINING ROOM

Double glazed window to rear, part double glazed door to side into garden, fitted range of base and wall mounted units with work surfaces, single drainer sink unit, space for cooker, washing machine and fridge freezer, larder cupboard, double radiator

BEDROOM 1

Double glazed window to front, radiator

BEDROOM 2

Double glazed box bay window to front, radiator

SHOWER ROOM

Double glazed window to side, double shower enclosure with thermostatic shower unit, pedestal hand wash basin, low level WC. Radiator, built in airing cupboard

EXTERNALLY

The property occupies a generous plot with a good frontage. A block paved drive leads to garage and front door with an area laid to lawn at the front. The rear garden is enclosed and includes a patio area, generous lawn and planted beds.

Single garage with up and over door, power and light connected.

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

Broadband type & speeds available: Standard 1Mbps / Superfast 80Mbps

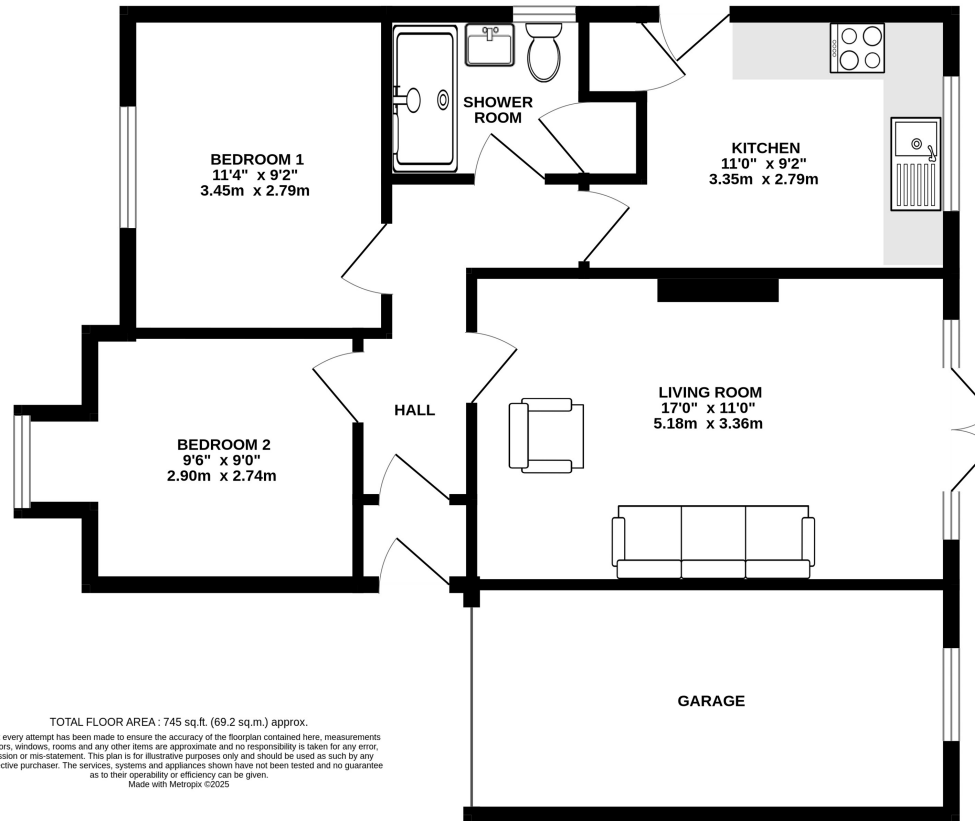
Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates O2 has signal indoors, 3 has no service and others have limited signal. All providers have service outside Planning permission passed in the immediate area: None known The property is not listed

DIRECTIONS

From Whitehaven head north on the A595 and turn right before the bypass to Moresby Parks. Pass the theatre on the left and at the top of the hill turn left to Moresby Parks, descending the hill past the school. At the T-junction turn right into the village and then 2nd right again into Parkfields Road. Take the 3rd turning on the right into Hawk Place and the bungalow will be located on the left hand side



GROUND FLOOR
745 sq.ft. (69.2 sq.m.) approx.



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