

PFK

17 Churchill Drive, Moresby Parks, Whitehaven CA28 8UZ

Guide Price: £350,000





LOCATION

Moresby Parks is a small village sited between the towns of Whitehaven and Workington, both offering a wealth of local amenities including shops, restaurants, schools and rail links. The village is popular with young families, given its proximity to local schools and amenities, and the area is well located for those wishing to commute with the major employment centres along the west coast within easy reach.

PROPERTY DESCRIPTION

Nestled in the charming village of Moresby Parks on the edge of Whitehaven, this large and flexible dormer bungalow is the perfect home for families. With its spacious layout and convenient location, it offers the ideal combination of comfort and practicality, and is now available to purchase with the benefit of no onward buying chain.

The property offers extensive and much improved living accommodation, with well appointed reception spaces and a versatile layout to suit the most discerning of buyers. In brief comprising entrance hallway, living room, separate dining room, kitchen, utility room, four/five bedrooms, family bathroom and shower room.

Occupying an extensive plot on the estate, the property boasts off road parking for several cars - including a single garage, and delightful gardens which lie to the rear and offer a large patio area and lawn with plenty of space for children to play and explore, making it the perfect backyard for a family with young ones.

The convenient location of this bungalow adds to its appeal for families, offering easy access to the nearby town of Whitehaven, with a good range of amenities, including schools, shops, and restaurants and great transport links, making it easy to travel to nearby employment centres and towns for work or leisure activities. Viewing is highly recommended.

SALE DETAILS

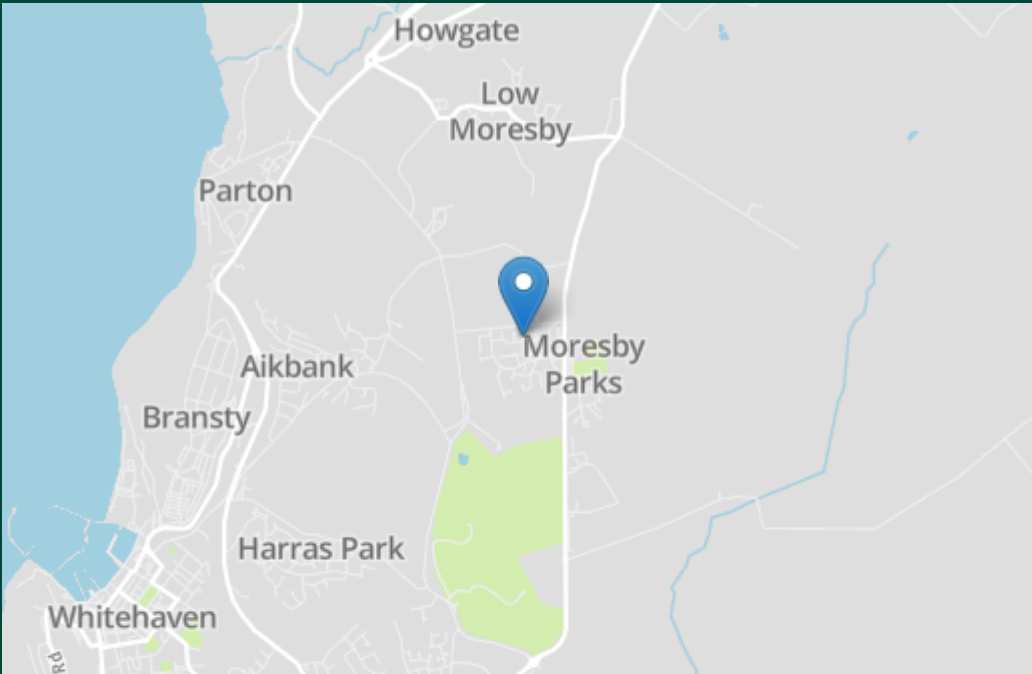
Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band D


Viewing: Through our Cockermouth office, 01900 826205.

Directions: 17 Churchill Drive can be located using the postcode CA28 8UZ and identified by a PFK 'For Sale' board. Alternatively by using [What3Words///realm.absorb.factory](#)






Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

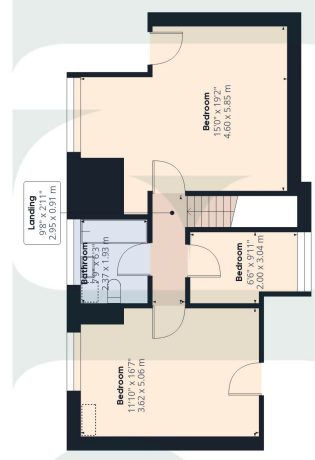


Approximate total area⁽¹⁾
1831.82 ft²
170.18 m²

Reduced headroom
6.1 ft²
0.57 m²



Floor 0



Floor 1

(1) Excluding balconies and terraces

E: Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used as a guide only. For more information, please refer to the floor plan or for illustrative purposes only.

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