



51 RICHMOND HILL ROAD | WHITEHAVEN | CUMBRIA | CA28 8SR

PRICE £140,000





SUMMARY

We love this well presented semi detached bungalow which is well located for the spa/petrol station in Hensingham, local schools and the swimming pool. Rarely available, offered for sale chain free and ready to move into, the property includes a handy entrance porch, living room, modern kitchen with stable door to the garden, two bedrooms and a stylish fitted shower room. There are well maintained gardens to front and rear with two handy sheds. Bungalows don't come to the market often around here so be quick and get a viewing booked!

EPC band TBC

ENTRANCE PORCH

A part double glazed PVC front door with double glazed windows to either side leads into porch with a further double glazed window to side, space for chair, electric panel heater, a further part glazed door leads into living room

LIVING ROOM

Double glazed window to front with blinds, electric fire with surround and hearth, radiator, coved ceiling, door to inner hall

INNER HALL

Doors to remaining rooms

KITCHEN

Fitted in a range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splashbacks, electric cooker with extractor over, space for fridge freezer and washing machine, built in cupboard, two double glazed windows to rear, part glazed PVC stable door to garden, wood style flooring.

BEDROOM 1

Double glazed window to front with blinds, radiator, coved ceiling

BEDROOM 2

Double glazed window to rear with blinds, radiator, coved ceiling

SHOWER ROOM

Double glazed window to rear, double shower enclosure with shower unit, hand wash basin with cupboards under and hidden cistern WC. PVC cladding to walls, extractor fan, wood style flooring

EXTERNALLY

The property enjoys lovely gardens with the front being laid to lawn with gated path leading down the middle to front door, recently replaced fencing, path to side access gate. The rear garden includes a concrete terrace with coal shed, step up to an area laid to lawn with planted areas, a paved patio area and two useful shed/stores.

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, cooker and extractor, blinds

Broadband type & speed: Standard 8Mbps/Superfast 80Mbps

Known mobile reception issues: None

Planning permission passed in the immediate area: None known

The property is not listed

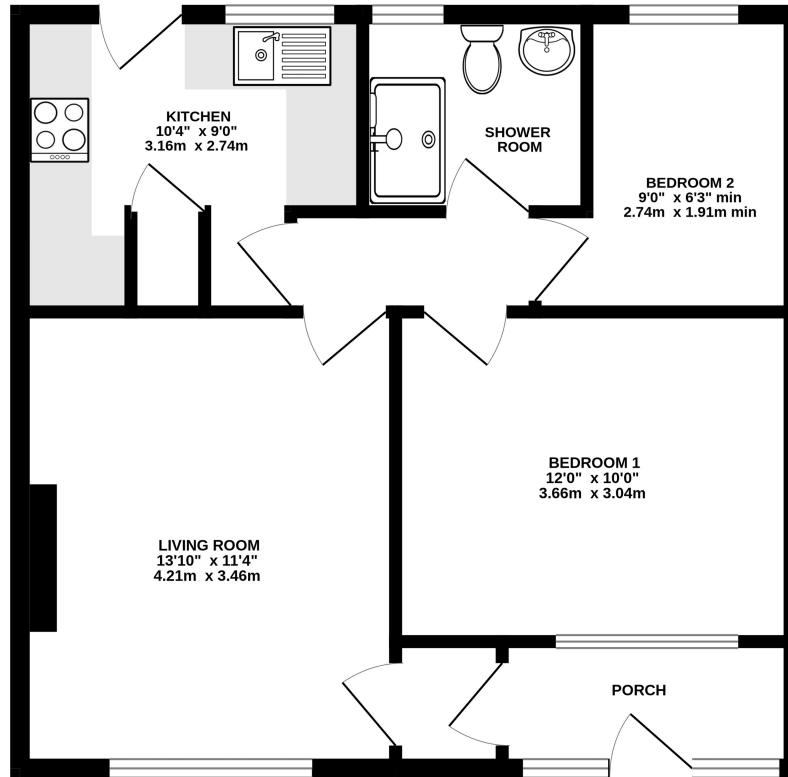
DIRECTIONS

From the town centre head up Inkerman Terrace and turn right onto the A595 heading south. Take the first slip road on the left at the lights, and follow this to a mini roundabout, turning left uphill into Hensingham. Turn right before reaching the Spa/Petrol station onto Richmond Hill Road and the property will be situated around 400yds along on the left hand side.





GROUND FLOOR
529 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 529 sq.ft. (49.2 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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