



27 HOLLY BANK | WHITEHAVEN | CUMBRIA | CA28 6SA

PRICE £150,000





SUMMARY

We love this fantastic two bedroom modern semi detached house in the Highlands estate of Whitehaven. Enjoying views at the rear over the sea, the property is situated at the head of the cul de sac and has a large frontage allowing for plenty of parking. The house has been well cared for and is well presented throughout, including an entrance porch, living room, fitted kitchen, double and single bedroom plus a first floor bathroom. The gardens include a raised area laid with artificial grass to the side and a low maintenance area of stone chippings and shed to the rear. This is such a great house for the money so get an early viewing booked fast!

EPC band TBC

GROUND FLOOR ENTRANCE PORCH

A recently replaced part glazed composite door leads into porch with part glazed door into living room

LIVING ROOM

Double glazed window to front, wall mounted electric fire, radiator, stairs to first floor, door into kitchen

KITCHEN

Fitted in a range of base and wall mounted units with work surfaces, single drainer sink unit with splashbacks, gas hob with oven and extractor, integrated washing machine, cupboard housing combi boiler, double glazed window to rear, part glazed door into garden

FIRST FLOOR LANDING

Doors to rooms, access to loft space, radiator

BEDROOM 1

Two double glazed windows to front, built in double wardrobe, further built in cupboard over stairs, radiator

BEDROOM 2

Double glazed window to rear with a view to the sea, radiator

BATHROOM

Double glazed window to rear, panel bath with shower unit and screen, hand wash basin with cupboard under and low level WC. Tiled walls, extractor fan,



EXTERNALLY

The property benefits from a large frontage with a drive for two cars to the side, an area of lawn with tree and a path to front door, plus side gate to rear garden. The rear garden includes an area laid with stone chippings to be low maintenance with a shed, plus an area to the side laid with artificial grass over a raised decking area.

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, oven hob and extractor, washing machine

Broadband type & speed: Standard 13Mbps/Superfast 70Mbps

Known mobile reception issues: 3 has no signal, all others ok

Planning permission passed in the immediate area: None known

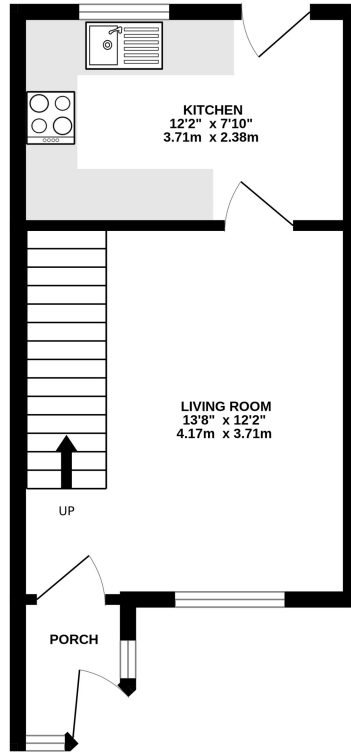
The property is not listed

DIRECTIONS

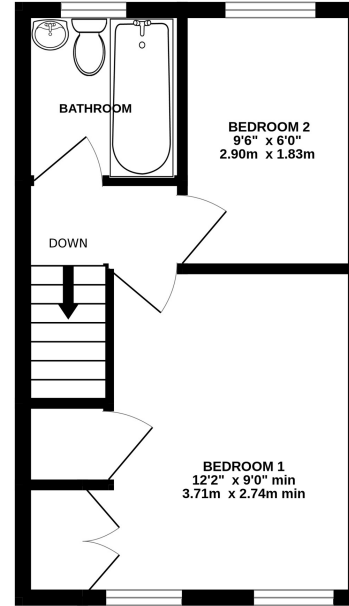
From the town centre head up New Road to the Pelican Garage and turn right onto the A595 heading south. Pass the Sunny Hill pub and turn left uphill into The Highlands estate. Take the 4th left turn into Holly Bank and follow the cul de sac taking the first right hand branch and continuing round to the right where the property will be located.



GROUND FLOOR
280 sq.ft. (26.0 sq.m.) approx.



1ST FLOOR
261 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA: 541 sq.ft. (50.3 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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