



18 MILL STREET | WHITEHAVEN | CUMBRIA | CA28 7QS

PRICE £110,000





SUMMARY

Located near to the town centre and perfectly located for Albion Square, the marina plus all the shopping, dining facilities and coffee shops, this deceptively spacious end terrace property will make a great buy! Offered chain free the property includes a generous living/dining room, a modern fitted kitchen, a first floor double bedroom with a large en-suite shower room and a second floor double bedroom with its own shower room. Perfect if you want to live in one bedroom and let out the other! At this price it must be on your view list...

EPC band D

GROUND FLOOR

ENTRANCE VESTIBULE

A part glazed PVC front door opens into a vestibule with door into living room

LIVING/DINING ROOM

A generous open plan room with double glazed windows to front and rear, double radiator, door to stairs which lead to first floor, under stairs cupboard, door to kitchen

KITCHEN

A modern kitchen fitted with a range of base and wall mounted units with work surfaces, single drainer sink unit with splashback, gas hob with extractor, eye level oven and microwave, space for fridge freezer and washing machine, double glazed windows to side and rear, tile effect flooring, part glazed door to garden

FIRST FLOOR

LANDING

Double glazed window to rear, door to main bedroom, stairs continue to second floor

BEDROOM 1

A generous double aspect room with two double glazed windows to front and one to side, fitted wardrobes with cupboards over bed and bedside tables, radiator, door to en-suite

EN-SUITE SHOWER ROOM

A large room now fitted with a double width shower enclosure and thermostatic shower unit, pedestal hand wash basin, low level WC. Double glazed window to rear, tiling to half wall height, tiled flooring, chrome towel rail, built in cupboard

SECOND FLOOR

LANDING

Sloping ceiling, doors to bedroom 2 and shower room

BEDROOM 2

A large double bedroom with dormer double glazed window to front, radiator

SHOWER ROOM

Velux window to rear, quadrant shower enclosure with thermostatic shower unit, hand wash basin and low level WC. Tiling to walls and floor, door to useful eaves storage cupboard

EXTERNALLY

There is an enclosed yard to the rear

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, hob oven and extractor, fitted microwave

Broadband type & speed: Standard 18Mbps/Superfast 80Mbps

Known mobile reception issues: None

Planning permission passed in the immediate area: None known

The property is not listed

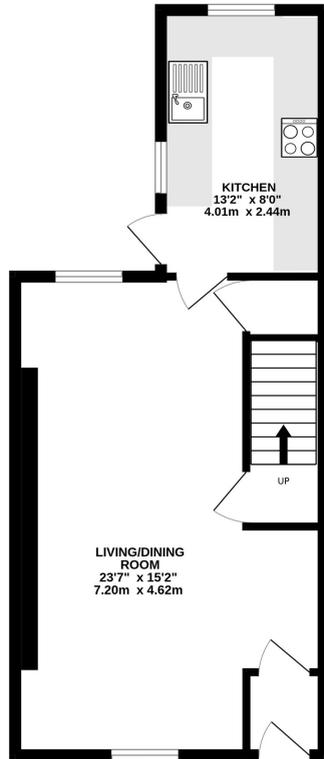
DIRECTIONS

From the town centre head out towards Morrisons and McDonalds and once past the Civic Centre turn right onto Catherine Street. At the end of the road turn left into Mill Street and the property will be located on the right hand side.

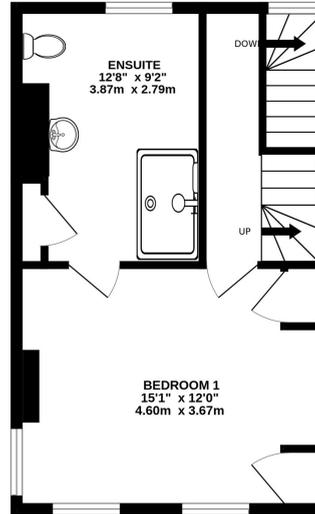




GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



2ND FLOOR
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 1187 sq.ft. (110.3 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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58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			