



8 CEDA PARK | WHITEHAVEN | CUMBRIA | CA28 8TG

PRICE £169,995





## SUMMARY

These modern properties in Ceda Park always sell well as they are so well located for both the High Schools and the local Spar/petrol station and are perfect as a first home, rental property or a family home. Offered with the benefit of vacant possession the accommodation includes an entrance hall with useful ground floor WC, a generous living/dining room, a modern fitted kitchen, three first floor bedrooms and a modern first floor bathroom. The garden areas are low maintenance in nature and there is a block paved area for off road parking at the rear. A great and versatile property offered at a sensible price.

EPC band B

## GROUND FLOOR ENTRANCE PORCH

A part glazed front door leads into porch with radiator and door to WC and living room

## GROUND FLOOR WC

Double glazed window to side, low level WC. Wall mounted wash hand basin, double radiator, extractor fan

## LIVING/DINING ROOM

Double glazed window to rear with blinds, part double glazed door to rear, two double radiators, electric wall mounted fire, under stairs storage cupboard, stairs to first floor, opening into kitchen

## KITCHEN

Fitted in a modern range of base and wall mounted units with work surfaces, single drainer sink unit, gas hob with oven and extractor, double glazed window to front, cupboard housing combi boiler, integrated fridge, freezer and washing machine, tiled flooring

## FIRST FLOOR LANDING

Doors to rooms, access to loft space

## BEDROOM 1

Double glazed window to front with blinds, double radiator

## BEDROOM 2

Double glazed window to rear with blinds, double radiator

## BEDROOM 3

Double glazed window to rear with blinds, double radiator



## BATHROOM

Double glazed window to front, panel bath with electric shower unit and screen, pedestal hand wash basin, low level WC. Extractor fan, double radiator, tiled splash areas, tiled flooring, built in cupboard over stairs

## EXTERNALLY

To the front of the property there are two parking spaces on a block paved allocated area. A path leads past an open area laid to lawn to the door into the house. On the back side there is a yard area with access gate onto the main road.

## 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](mailto:whitehaven@lillingtons-estates.co.uk)

Council Tax Band: A

Tenure: Freehold

Services: Mains water, gas and electric are connected, mains drainage

Fixtures & Fittings: Carpets, oven hob and extractor, integrated fridge, freezer and washing machine

Broadband type & speeds available: Standard 7Mbps / Superfast 80Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates EE has limited signal indoors but all other networks are ok. All providers have service outdoors

Planning permission passed in the immediate area: None known

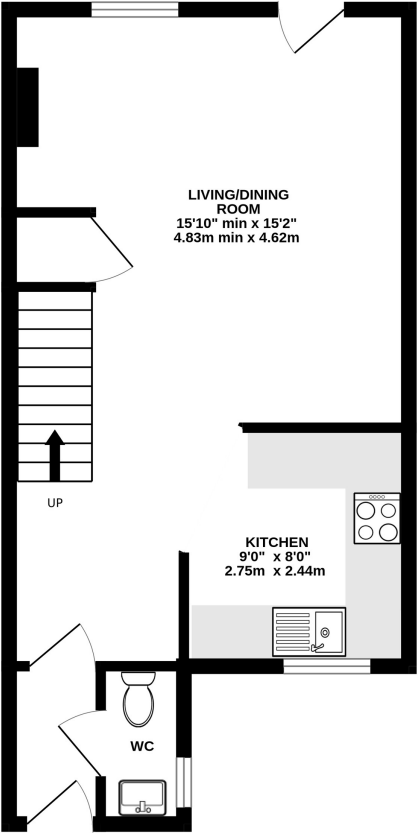
The property is not listed

## DIRECTIONS

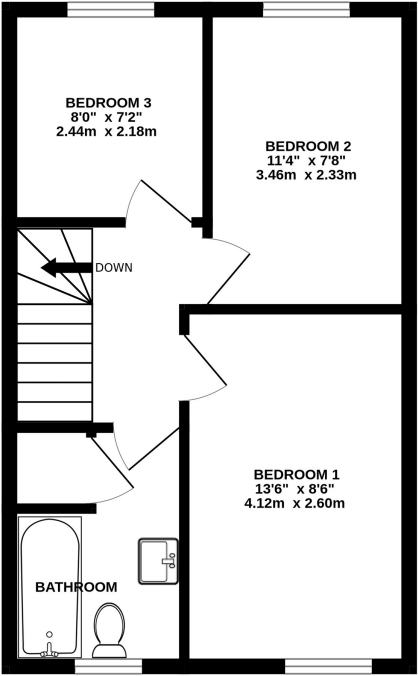
From the town centre head up Inkerman Terrace and turn right onto the A595 heading south. Immediately take the left filter lane to Hensingham and at the mini roundabout turn left uphill onto Main Street. Before reaching the Shell petrol station turn left into Winston Drive and right into Ceda Park where the property will be located on the right hand side



GROUND FLOOR  
414 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 791 sq.ft. (73.4 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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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		95
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		