



98 CAMBRIDGE ROAD | WHITEHAVEN | CUMBRIA | CA28 8PA

PRICE £95,000



Lillingtons  
Estate Agents



### **SUMMARY**

This well presented semi detached house is located in a perfect position for access to the hospital for work and is offered for sale with no onward chain. The property includes an entrance hall, a lovely living room, modern fitted kitchen, a generous conservatory, two first floor bedrooms and a modern first floor bathroom. There is a hard standing on the front which would be great for parking once a drop kerb is added and the rear garden is a decent size and is enclosed. A great buy for the money!

EPC band D

### **GROUND FLOOR ENTRANCE HALL**

A part glazed PVC front door leads into hall with door into living room and stairs to first floor

### **LIVING ROOM**

A stylish room with double glazed window to front, radiator, modern electric fire, part glazed door into kitchen

### **KITCHEN**

Fitted in a modern range of base and wall mounted units with work surfaces, single drainer sink unit, electric hob with oven and extractor, space for fridge freezer and washing machine, double glazed window to rear, under stairs storage cupboard, door to side to exterior, double radiator, door to conservatory

### **CONSERVATORY**

A generous size conservatory with double glazed roof, double glazed windows to three sides, double glazed French doors to garden, wood style flooring

### **FIRST FLOOR LANDING**

Doors to rooms, double glazed window to side, access to loft space

### **BEDROOM 1**

Two double glazed windows to front, radiator, built in wardrobes with sliding doors, built in cupboard over stairs

### **BEDROOM 2**

Double glazed window to rear, radiator

### **BATHROOM**

Double glazed window to rear, panel bath with shower unit, pedestal hand wash basin and low level WC. tiled walls and flooring

### **EXTERNALLY**

To the front of the property is a concrete hardstanding which will be great for parking once kerb is dropped. A path leads up to front door and a side gate into the rear garden which is enclosed and laid to lawn with garden shed at the far end.

### **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, oven hob and extractor

Broadband type & speed: Standard 5Mbps/Superfast 79Mbps

Known mobile reception issues: All ok outdoors, O2 and Vodafone ok for calls inside but other signals are limited

Planning permission passed in the immediate area: None known

The property is not listed

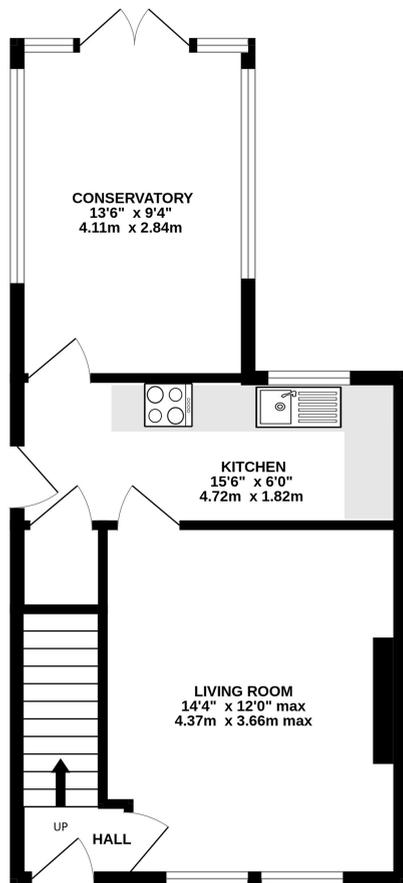
Personal Connection Declaration: Please be aware that the owner of this property is related to an employee of Lillingtons Estate Agents

### **DIRECTIONS**

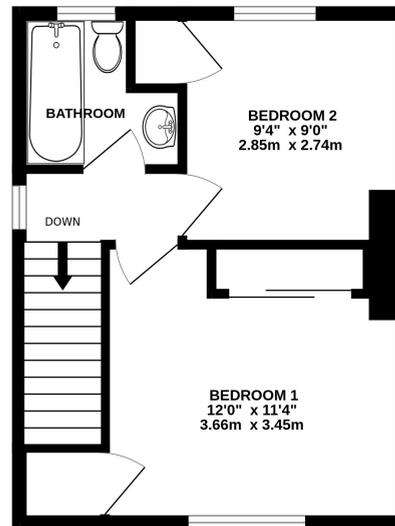
From the town centre head up Inkerman Terrace past McDonalds and at the traffic lights turn right onto the A595. Immediately turn left to Hensingham and at the mini roundabout go straight over onto Egremont Road. Turn left into Lincoln Road the right into Cumberland Road. Keep left at the fork and at the T-junction with Cambridge Road the property will be located opposite you.



GROUND FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR  
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 749 sq.ft. (69.5 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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[www.lillingtons-estates.co.uk](http://www.lillingtons-estates.co.uk)

58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(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			
		68	83
England, Scotland & Wales			