



3 TOWER MEWS INKERMAN TERRACE | WHITEHAVEN | CUMBRIA | CA28 7TX

PRICE £170,000



Lillingtons
Estate Agents



SUMMARY

Occupying a prominent site off Inkerman Terrace in Whitehaven, this characterful home is a real treat. Enjoying use of a charming shared garden to the front enclosed by railings, the property also benefits from two parking spaces to the front and accommodation which includes an entrance hall, large living room, kitchen/dining room, a lean-to covered yard, three bedrooms, first floor bathroom and a large loft space for storage. Offered for sale with no chain and within easy access of town and the marina, this will make an excellent home or investment property!

EPC band C

GROUND FLOOR ENTRANCE HALL

Front door opens into hall with doors to rooms, stairs to first floor landing, radiator, wood style flooring

LIVING ROOM

A generous room with two double glazed windows to front, electric fire with hearth, double radiator, wood style flooring

KITCHEN/DINING ROOM

Window to rear, part glazed stable door to lean-to, fitted range of base and wall mounted units with work surfaces, single drainer sink unit, electric hob with oven and extractor, space for washing machine and fridge freezer, space for table and chairs, double radiator, tiled flooring

LEAN-TO

Steps leading up from the kitchen, tiled floor, poly carbonate roof, part glazed door to rear

FIRST FLOOR LANDING

A generous landing with doors to rooms

BEDROOM 1

Double glazed window to front, radiator

BEDROOM 2

Double glazed window to rear, access to loft space which has good head height and is perfect for storage, radiator

BEDROOM 3

Double glazed window to front, radiator, wood style flooring



BATHROOM

Double glazed window to rear, panel bath with electric shower unit and screen, pedestal hand wash basin, low level WC. Wood style flooring, chrome towel rail

EXTERNALLY

To the front of the property there are two parking spaces. Across the access road at the front is a shared residents garden enclosed by railings and with various trees and planting

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

Broadband type & speed: Standard 16Mbps / Superfast 71 Mbps

Known mobile reception issues: None

Planning permission passed in the immediate area: None known

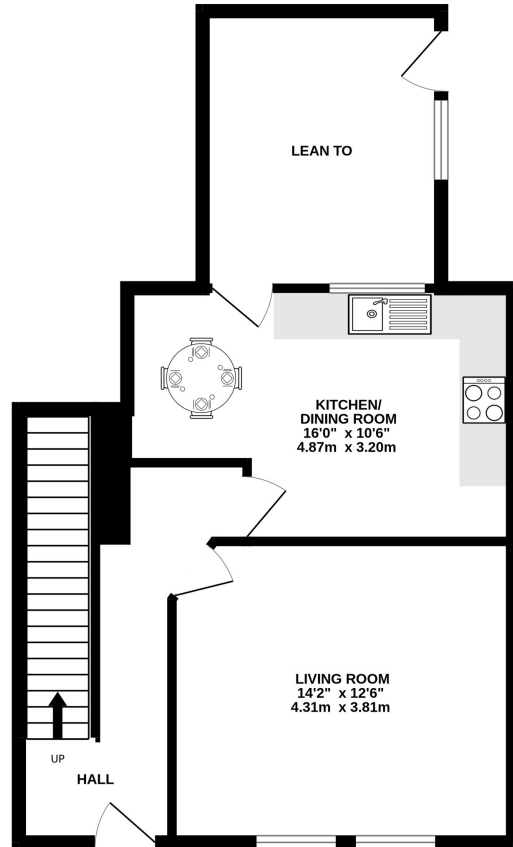
The property is not listed

DIRECTIONS

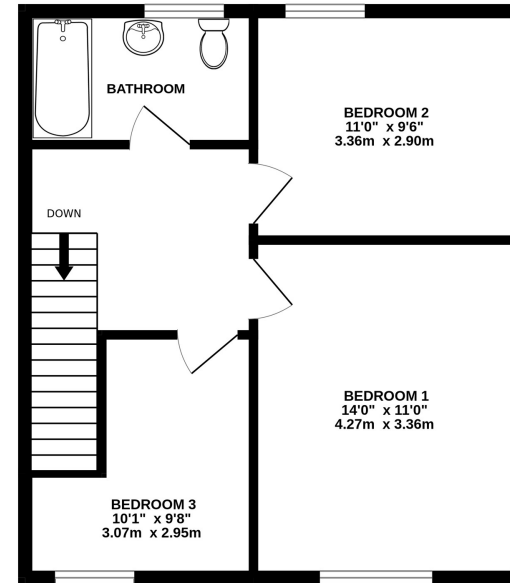
From the town centre proceed out past McDonalds and onto Inkerman Terrace, Turn left prior to The Chase Hotel up a slip road which leads to the property, forming part of a development on the left hand side, by an enclosed garden with railings.



GROUND FLOOR
554 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA: 1036 sq.ft. (96.2 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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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		87
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			