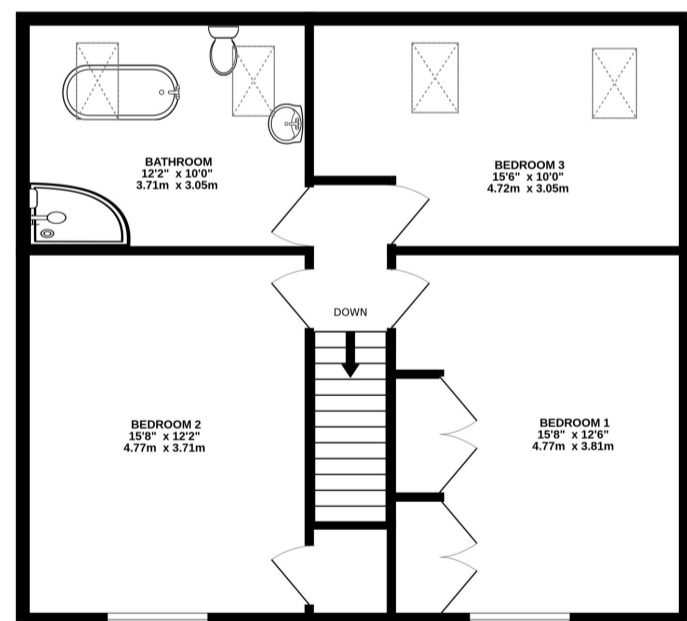
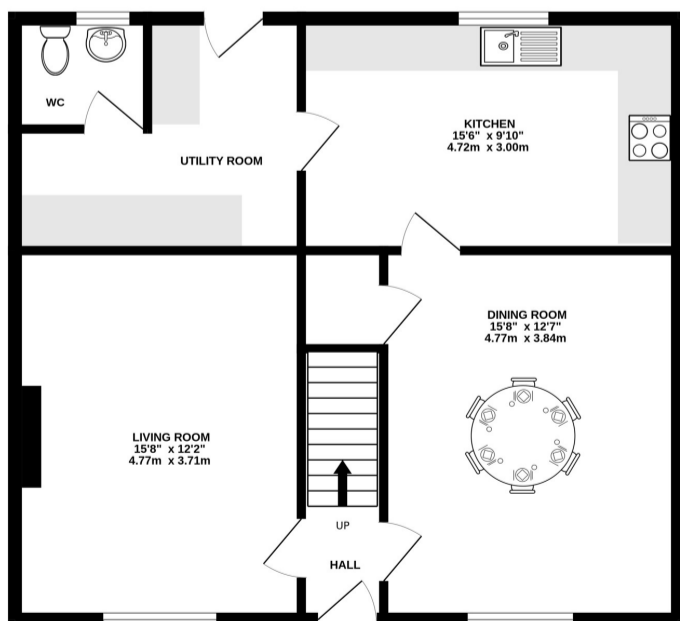




GROUND FLOOR
714 sq.ft. (66.4 sq.m.) approx.

1ST FLOOR
718 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA : 1432 sq.ft. (133.1 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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	82
England, Scotland & Wales			
EU Directive 2002/91/EC			



SUMMARY

Just beautiful... This immaculate double fronted traditional home occupies an elevated position with views to the front over the rugby ground and enjoys a generous higher level garden to the rear. Offering generous family accommodation and literally ready to move into, this is a rare find and includes an entrance hall, a living room, a large separate dining room, a fitted kitchen with separate utility room and ground floor WC. To the first floor there are three generous bedrooms and a stunning bathroom with freestanding bath plus separate shower enclosure. The gardens include a sheltered patio dining terrace with steps leading up to a delightful garden with mature planting and further seating, which runs behind the neighbouring property and is generous in size.

EPC band C

**GROUND FLOOR
ENTRANCE HALL**

A part glazed composite door leads into hall with stairs to first floor plus carpet runner, doors to living room and dining room

LIVING ROOM

Double glazed window to front with open views, gas fire with surround and hearth, two double radiators, coved ceiling

DINING ROOM

Double glazed window to front, double radiator, coved ceiling, space for table and chairs, under stairs storage cupboard, wood style flooring, door to kitchen

KITCHEN/BREAKFAST ROOM

Double glazed window to rear, fitted range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splashback, gas cooker, space for dishwasher, room for bistro table and chairs, radiator, tiled flooring, extractor fan

UTILITY ROOM

Fitted cupboards and work surfaces, tiled flooring, wall mounted boiler, radiator, including plumbing for washing machine and space for tumble dryer, door to WC.

GROUND FLOOR WC

Double glazed window to rear, pedestal hand wash basin and low level WC. Radiator, extractor fan, tiled flooring

**FIRST FLOOR
LANDING**

Doors to all rooms

BEDROOM 1

A generous double bedroom with double glazed window to front and lovely views out over the town, double radiator, coved ceiling

BEDROOM 2

Double glazed window to front with views, double radiator, built in cupboard over stairs, coved ceiling

BEDROOM 3

Two Velux windows to rear, built in wardrobes, double radiator, wood style flooring

BATHROOM

Two Velux windows to rear, freestanding bath with separate quadrant shower enclosure and thermostatic shower unit, pedestal hand wash basin, low level WC. Wooden floorboards, extractor fan, double radiator

EXTERNALLY

The property sits above the roadside where there is parking on road for residents. Steps lead up to front door with an area laid to gravel to both sides. The rear garden is generous in size and is set in multi levels. At the back door there is a useful shed and a concrete area with access gate round to the roadside plus steps leading up to a large paved patio terrace providing a sheltered area to dine. From here further steps lead up to the top area which includes areas of mature ground covering plants, a seating area, and a water tap.

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, cooker

Broadband type & speed: Standard 15Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates all providers have service outdoors and indoors Vodafone and O2 are ok, the remaining providers having limited service.

Planning permission passed in the immediate area: None known

The property is not listed

DIRECTIONS

From the town centre head out on St Bees Road passing Aldi and Asda. Pass the turns for Coach Road and the Ginns to Kells Road and the properties on Meadow View will be located on the right hand side set above the road.

