



9C NEW STREET | WHITEHAVEN | CUMBRIA | CA28 7DY

PRICE £96,000





SUMMARY

Located just round the corner from our office in Whitehaven, this spacious duplex apartment on New Street is a bit of a Tardis and is offered for sale with vacant possession. Owning 50% of the freehold for the building this is something quite unique and the two storey accommodation includes a hallway, living room, fitted kitchen, bedroom and bathroom on one level and then a top floor main bedroom with vaulted ceiling and exposed beams to the top floor. Whether you are looking for a town centre home, bolt-hole or letting property, this is well worth a look.

EPC band TBC

GROUND FLOOR COMMUNAL HALL

A secure entry door on street level leads into a communal hall with stairs to upper floors and then door into apartment

SECOND FLOOR ENTRANCE HALL

Doors to rooms, stairs leading up to top floor landing and main bedroom

LIVING ROOM

Double glazed window to front, electric fire surround (not tested)

KITCHEN

Double glazed window to rear, electric heater, fitted base and wall cupboards with work surfaces, single drainer sink unit with tiled splashback, electric hob and oven, space for fridge/freezer and washing machine

BEDROOM 2

Double glazed window to front, electric heater, wood effect flooring

BATHROOM

Panel bath with electric shower unit and screen, pedestal hand wash basin, low level WC. Tiling to two walls

TOP FLOOR LANDING

Window to side, door into main bedroom

BEDROOM 1

A generous bedroom with vaulted ceiling and exposed beams, Velux window to rear, built in cupboard, electric heater, two eaves cupboards

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: Leasehold (50% freehold owner)

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

Fixtures & Fittings: Carpets, oven and hob

Broadband type & speeds available: Standard 17Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates All providers have signal both indoors and outside

Planning permission passed in the immediate area: None known

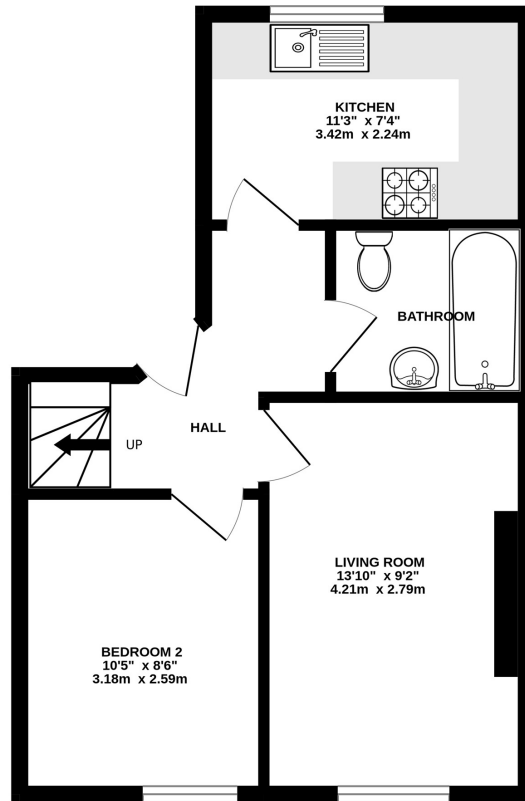
The property is not listed

DIRECTIONS

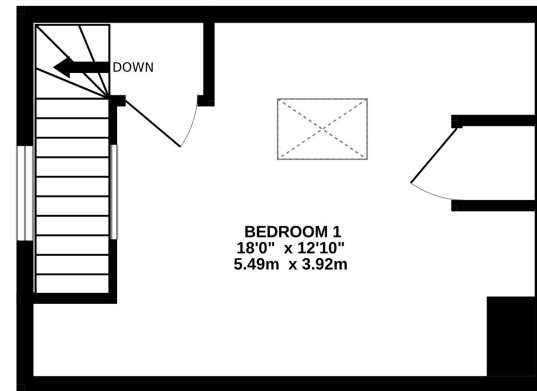
From the office turn left and left again onto New Street. The property will be located on the left hand side before reaching the carpark



GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR
227 sq.ft. (21.1 sq.m.) approx.



TOTAL FLOOR AREA : 622 sq.ft. (57.8 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.

www.lillingtons-estates.co.uk

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