



17 WELLINGTON ROW | WHITEHAVEN | CUMBRIA | CA28 7HE

PRICE £215,000







#### SUMMARY

This elegant double fronted period home on Wellington Row is perfectly positioned on the outskirts of the town centre making it handy for the marina, bars, coffee shops and retail shopping. The deceptively spacious four bedroom three storey property has plenty tucked up its sleeve including gated parking to the side, a stylish modern kitchen, a conservatory, a ground floor WC, a generous open plan living/dining room, a modern bathroom with corner bath and separate shower, plus two first floor and two second floor bedrooms. There is even a handy home office area on the landing plus a low maintenance courtyard style garden to the rear. With the junior school just up the road plus the parking at the side this will make a great home for the growing family.

EPC band E

#### GROUND FLOOR ENTRANCE

A PVC front door with fanlight over leads into the living/dining room

#### LIVING/DINING ROOM

The front of the property has been opened up into one open plan room. The living area has a double aspect with windows to side and front, fireplace with surround and hearth, radiator, coved ceiling, ceiling rose, part glazed door to conservatory.

The dining area has window to front, stairs to first floor with under stairs cupboard, space for table and chairs, radiator, coved ceiling, ceiling rose, wood style flooring, door to kitchen

#### CONSERVATORY

double glazed windows with blinds, and polycarbonate roof, double glazed French doors to garden. Double radiator, wood style flooring

#### KITCHEN

Fitted modern range of base and wall mounted units with wood style work surfaces, single drainer sink unit, range style cooker, integrated dishwasher and microwave, double glazed window to rear, part double glazed door to rear into garden, wood effect flooring, door to WC

#### GROUND FLOOR WC

Double glazed window to rear, hand wash basin and low level WC.

#### FIRST FLOOR LANDING

Window to front, doors to rooms, door opening onto stairs rising up to top floor. Recess with space for computer desk, storage cupboard

#### BEDROOM 2

Double glazed window to rear, radiator

#### BEDROOM 4

Window to front, radiator

#### BATHROOM

A T shape bathroom with double glazed window to rear, recessed shower enclosure with shower unit, corner bath, pedestal hand wash basin and low level WC. Tiling to half wall height, chrome towel rail, wood effect flooring

#### SECOND FLOOR LANDING

Doors to both bedrooms, storage recess.

#### BEDROOM 1

An L-shaped room with part sloping ceiling with Velux window to rear, radiator, walk in store room with potential for walk-in wardrobe

#### BEDROOM 3

Another L-shaped room with part sloping ceiling and Velux window to rear, radiator, desk recess, walk-in cupboard.

#### EXTERNALLY

To the side of the property double metal gates open into a parking area long enough for two vehicles. Storage shed. Gated access to back courtyard style garden laid with block paving and with an area of stone chippings for potted plants.

#### 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, range cooker, integrated microwave and dishwasher

Broadband type & speed: Standard 18Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates that O2 has service indoors but others are limited. All providers have signal outside

Planning permission passed in the immediate area: None known

The property is not listed

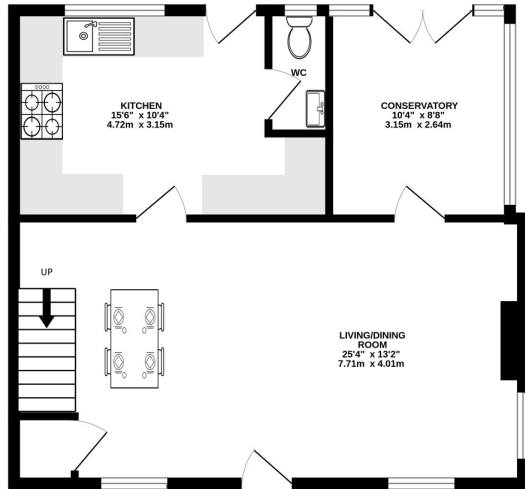
#### DIRECTIONS

From the town centre take Strand Street beside the marina and continue into Tangier Street passing the cinema. At the junction bear right in front of Weatherspoons onto George Street and then turn left into Wellington Row. Proceed uphill and the property will be located on the left hand side by the narrowing in the road.

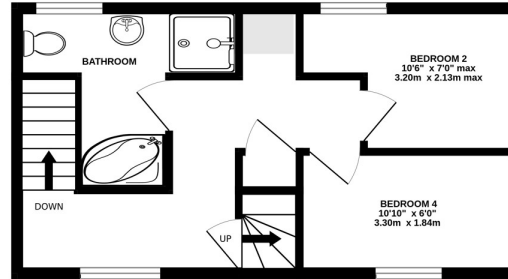




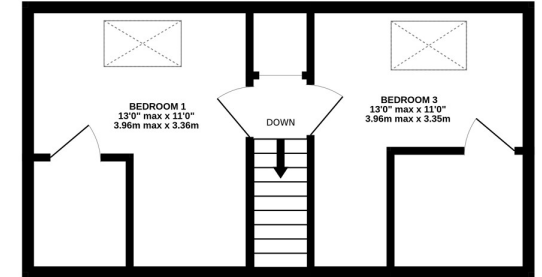
GROUND FLOOR  
584 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR  
327 sq.ft. (30.4 sq.m.) approx.



2ND FLOOR  
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 1239 sq.ft. (115.1 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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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>		<b>79</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>47</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			