



46 SNEBRO ROAD | WHITEHAVEN | CUMBRIA | CA28 8DU

PRICE £130,000





SUMMARY

If you have a passion for transport with 2 or 4 wheels then this may be the perfect home for you as this semi detached home must have parking out front for at least 6 vehicles! If cars or bikes aren't your thing this space can still be useful and provide possibilities for extending (subject to planning) or adding a home office/garage. The property is offered chain free and includes an entrance hall, living room, a fitted kitchen and separate dining room, a covered side passage with two outhouses, three very decent bedrooms and a modern fitted first floor bathroom. There is an enclosed garden at the rear but its obviously what's out front that steals the show!

EPC band D

GROUND FLOOR

ENTRANCE HALL

A part glazed PVC front door leads into hall with double glazed window to side, stairs to first floor, doors to rooms, double radiator, wood style flooring

LIVING ROOM

Double glazed window to front, double radiator, electric stove effect fire, wood style flooring

KITCHEN

Double glazed window to rear, 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, double radiator, doors to dining room and side passage

DINING ROOM

Double glazed window to rear, double radiator, space for table and chairs

SIDE PASSAGEWAY

Covered side passage with doors to drive and rear garden, two separate useful storage barns

FIRST FLOOR

LANDING

Doors to rooms, double glazed window to side, built in cupboard, access to loft space

BEDROOM 1

Double glazed window to front with blinds, double radiator

BEDROOM 2

Double glazed window to rear with blinds, built in cupboard, radiator

BEDROOM 3

Double glazed window to front with blinds, radiator, built in cupboard over stairs housing combi boiler

BATHROOM

A double aspect room with double glazed windows to side and rear, panel bath with electric shower unit and screen, hand wash basin, low level WC. double radiator, stone effect wall tiling

EXTERNALLY

The property benefits from a large enclosed frontage with gated access into a block paved parking area for 4-6 vehicles. Entry doors to hall and side passage. The rear garden tapers inwards and is laid to grass with a number of bushes.

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 & speeds available: Standard 11Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to November 24' indicates all networks have limited signal indoors but all have signal outside

Planning permission passed in the immediate area: None known

The property is not listed

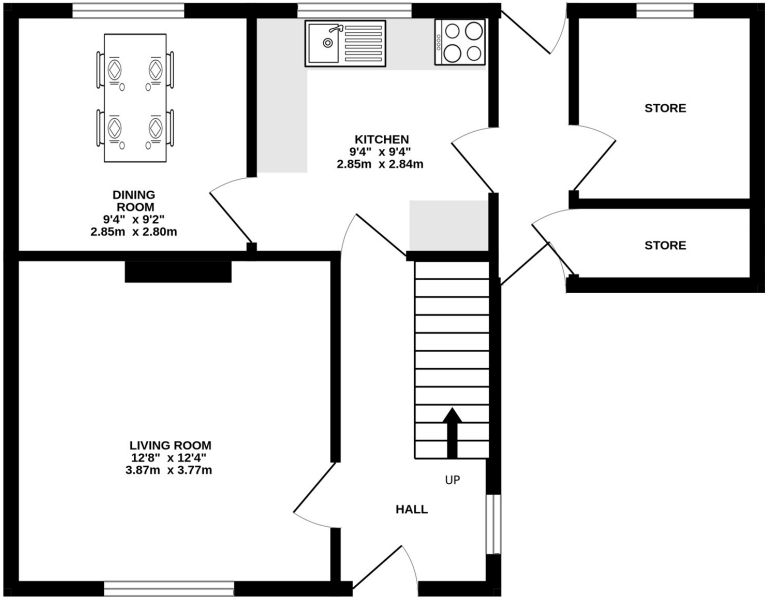
DIRECTIONS

From the town centre head up Inkerman Terrace passing McDonalds. Turn right by The Chase hotel into Foxhouses Road and take the third right into Snebro Road. The property will be located set back on the left hand side.

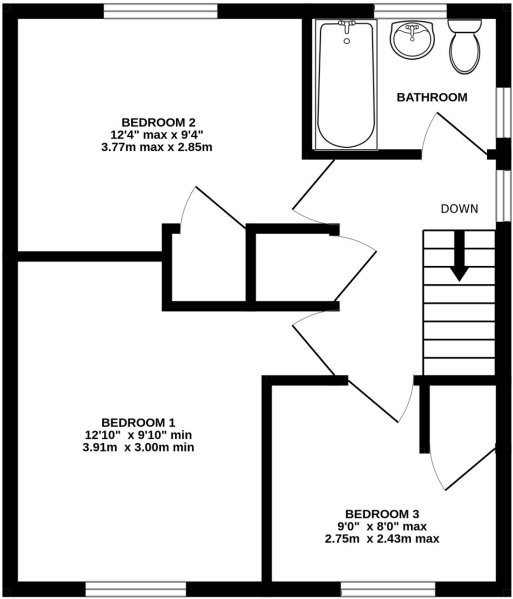




GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 922 sq.ft. (85.7 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+)	67	83
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D	67	83
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		