

## Financial Services

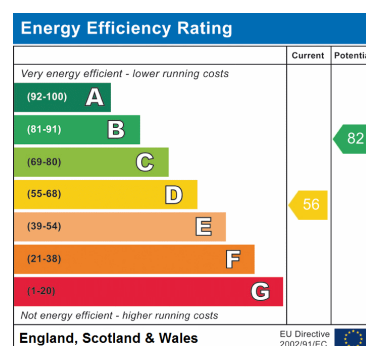
Free independent advice available on the following:

- Mortgage Advice
- Home & Contents Insurance
- Life & critical illness insurance
- Income & Family protection
  - Landlords Insurance
  - Budgeting Advice

Please call any branch for further information or to make an appointment.

67 FOUNDRY ROAD, PARTON, WHITEHAVEN, CUMBRIA CA28 6PA  
PRICE £85,000

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



58 Lowther Street  
Whitehaven  
Cumbria  
CA28 7DP

Telephone:  
01946 590412  
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www.lillingtons-estates.co.uk



67 FOUNDRY ROAD, PARTON, WHITEHAVEN, CUMBRIA CA28 6PA  
PRICE £85,000

Located within easy access of the coastline at Parton and offered for sale chain free, this traditional terrace house will make an excellent home. The deceptive accommodation includes a living/dining room, fitted kitchen, two first floor bedrooms, a first floor bathroom and a third bedroom to the second floor. In addition there is a yard area at the rear with shed, plus a garden area with second shed.

EPC band D

**Entrance Vestibule**

A part glazed PVC door leads into vestibule with part glazed door to living room

**Living/dining room**

A double aspect room with double glazed window to front and rear, both with blinds, part glazed door to stairs which lead up to first floor, gas living flame fire with surround and hearth, coved ceiling, dado rail, two double radiators, under stairs storage cupboard, door to kitchen

**Kitchen**

Double glazed window to side, fitted range of base and wall mounted units with work surfaces, single drainer sink unit, gas hob with oven and extractor fan, space for fridge freezer and washing machine, tile effect flooring, radiator, part double glazed door to porch

**Porch**

Double glazed windows to side and rear, door to garden

**Landing**

Doors to rooms, door to stairs which rise to Attic bedroom

**Bedroom 1**

Double glazed window to front with sea views, double radiator, wood style flooring, built in wardrobes and under stairs storage cupboard

**Bedroom 2**

Double glazed window to rear with blinds, radiator, wood style flooring

**Bathroom**

Double glazed window to rear, panel bath with electric shower unit, hand wash basin with cupboards under, low level WC. Tiled walls, chrome towel rail

**Attic Bedroom**

Velux window in vaulted ceiling, double radiator, wall mounted combi boiler, eaves cupboard

**Externally**

To the rear is a courtyard area with useful shed. Across a shared path lies a further garden area which is paved with a second shed.

**Additional information**

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street

Whitehaven

CA28 7DP

01946 590412

whitehaven@lillingtons-estates.co.uk

Council Tax Band: A

Tenure: Freehold

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

Fixtures and Fittings: Carpets, 2 sheds

Non-listed

**Directions**

From Whitehaven head north on the A595 and take the first left turn downhill into Parton on Brewery Brow. At the bottom of the hill turn right onto Foundry Road and the property will be situated on the right hand side.

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