



28 CALDBECK ROAD | WHITEHAVEN | CUMBRIA | CA28 6XQ

PRICE £155,000







## SUMMARY

Everyone knows that when you find a bungalow in town you have to jump on it, so don't wait to view this lovely home on Caldbeck Road! Well presented and improved by the owner but sold chain free, the property which enjoys an open outlook to the front includes a generous porch and hall, a light and airy living room, a stylish modern kitchen with breakfast area, a useful utility room, two double bedrooms and a modern shower room. The rear garden is a decent size but is low maintenance in nature and there is residents parking at the rear.

EPC band D

## FRONT PORCH

A PVC front door leads into porch with a double glazed window beside. Doorway into hall

## ENTRANCE HALL

Doors to rooms, storage cupboard and recess

## LIVING ROOM

Double glazed window to front, electric fire with surround, double radiator, coved ceiling, door into kitchen

## KITCHEN

Fitted in a modern range of base and wall mounted units with work surfaces, single drainer sink unit with splashback, gas hob with oven and extractor, integrated fridge freezer, double glazed window to rear, space for table and chairs, wood style flooring, doorway to utility room

## UTILITY ROOM

Space for washing machine and tumble dryer with work surface over, double glazed window to rear, part double glazed door to garden

## BEDROOM 1

Double glazed window to front, radiator, built in wardrobes with sliding doors

## BEDROOM 2

Double glazed window to rear with blinds, radiator, access to loft space

## SHOWER ROOM

Double glazed window to rear, quadrant shower enclosure with electric shower unit, hand wash basin with cupboards under, hidden cistern WC. Chrome towel rail, PVC splash areas, wood style flooring

## EXTERNALLY

To the front of the property there is an open garden area laid to lawn which looks out onto an area of green. The rear garden is enclosed and includes an area of decking, plus other areas laid with stone chippings for potted plants. Path to rear access gate

## 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](mailto: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, integrated fridge freezer

Broadband type & speeds available: Standard 5Mbps / Superfast 56Mbps

Mobile reception: Data retrieved from Ofcom dating back to November 24' indicates O" has good service but the others have limited signal indoors. All networks have signal outside.

Planning permission passed in the immediate area: None known

The property is not listed

## DIRECTIONS

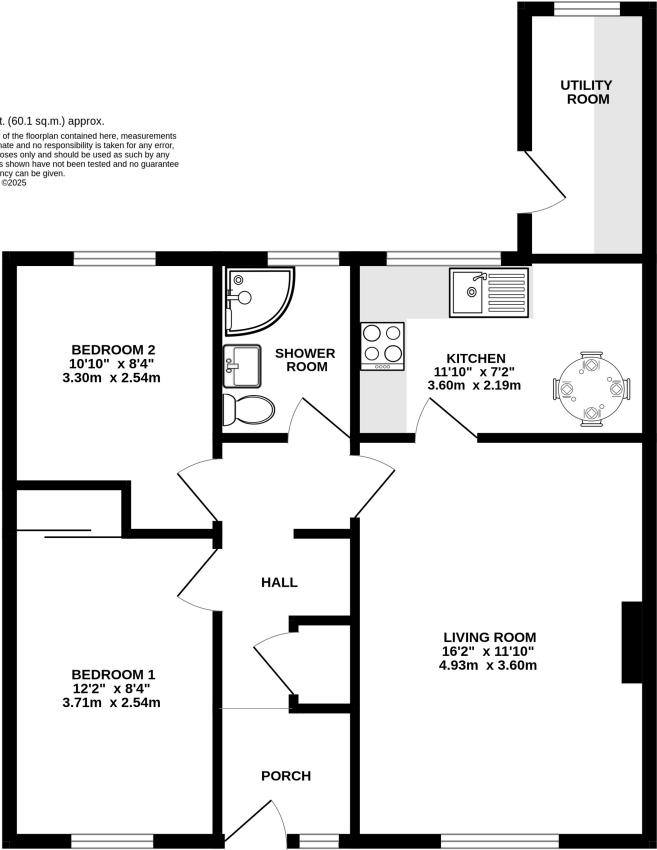
From the town centre head up Inkerman Terrace past McDonalds. At the traffic lights turn left onto the A595 and then take the right hand turn into Springfield Road, turning left after the bend into Highfields. Take a right turn into Cross Lane and then a left into Balmoral Road. Follow the road the the top and turn right, then taking the next left into Caldbeck Road. The back of the property will be located on the left hand side.





GROUND FLOOR  
647 sq.ft. (60.1 sq.m.) approx.

TOTAL FLOOR AREA : 647 sq.ft. (60.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		