



1 LOOP ROAD NORTH | WHITEHAVEN | CUMBRIA | CA28 6NA

PRICE £295,000





SUMMARY

Crying out for re-development or perfect for a family who want their own football pitch in the garden, this fantastic detached bungalow on Loop Road North in Whitehaven presents a rare and exciting opportunity for a buyer. The generous plot includes wrap-around gardens, plenty of parking options, a playing field/football pitch and also a rocky quarry outcrop above the property where the owner used to have a sun terrace overlooking out over the sea. The property which has been recently re-roofed includes a generous living room, separate dining room, hobby room, lean-to conservatory, kitchen, three bedrooms and a modern bathroom with separate WC. With handy access to town and the Pelican shop/petrol station close at hand, this will make a forever home regardless of whether you develop the site further (subject to planning).

EPC band TBC

ENTRANCE VESTIBULE

A part glazed wooden door leads into vestibule with patterned tiled floor, part glazed door into hall

ENTRANCE HALL

T shaped hall with doors to rooms, leaded light fanlight over vestibule door, radiator, built in cupboard, access to loft space

LIVING ROOM

Two double glazed windows to front, two double radiators, tiled fireplace with electric fire, cornice to ceiling, double doors open into hobby room, part glazed door to dining room

HOBBY ROOM

Two double glazed windows to side

DINING ROOM

Sliding patio doors to lean-to, space for table and chairs, double radiator, door to kitchen

LEAN-TO

Glazed construction with polycarbonate roof, tile effect flooring, doors to garden

KITCHEN

Double glazed window to side, part double glazed door to rear, fitted range of base and wall units with worktops, single drainer sink unit, electric hob with oven and extractor, space for washing machine and fridge freezer, wall mounted boiler, utility cupboard with space for freezer

BEDROOM 1

Two double glazed windows to front and one to side, tiled fireplace, two built in wardrobes, double radiator

BEDROOM 2

Double glazed window to side and rear, double radiator, coved ceiling

BEDROOM 3

Double glazed window to rear

BATHROOM

Double glazed window to rear, panel bath with thermostatic shower unit and screen, hand wash basin in vanity unit, tile effect flooring, tiled walls, towel rail, extractor fan

WC

Double glazed window to rear, low level WC, wall mounted hand basin, half tiled walls, tile effect flooring

EXTERNALLY

From the roadside a drive leads down the side of the property and also branches across the front providing parking for a number of cars. Gardens surround the property including lawn, bushes and patio. To one side there is a playing field/football field which is a generous size and has potential to develop (subject to planning permission). In addition the plot includes a former quarry face at the back, with ground sloping to the side of this leading up to a higher level uncultivated area looking towards the sea. The owner informs us there used to be a place to sit here to watch the sun go down.

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 59041

whitehaven@lillingtons-estates.co.uk

Council Tax Band: c

Tenure: Freehold

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

Fixtures & Fittings: Carpets, oven hob and extractor fan

Broadband type & speeds available: Standard 23Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates all networks have signal inside and outside of the property.

Planning permission passed in the immediate area: None known

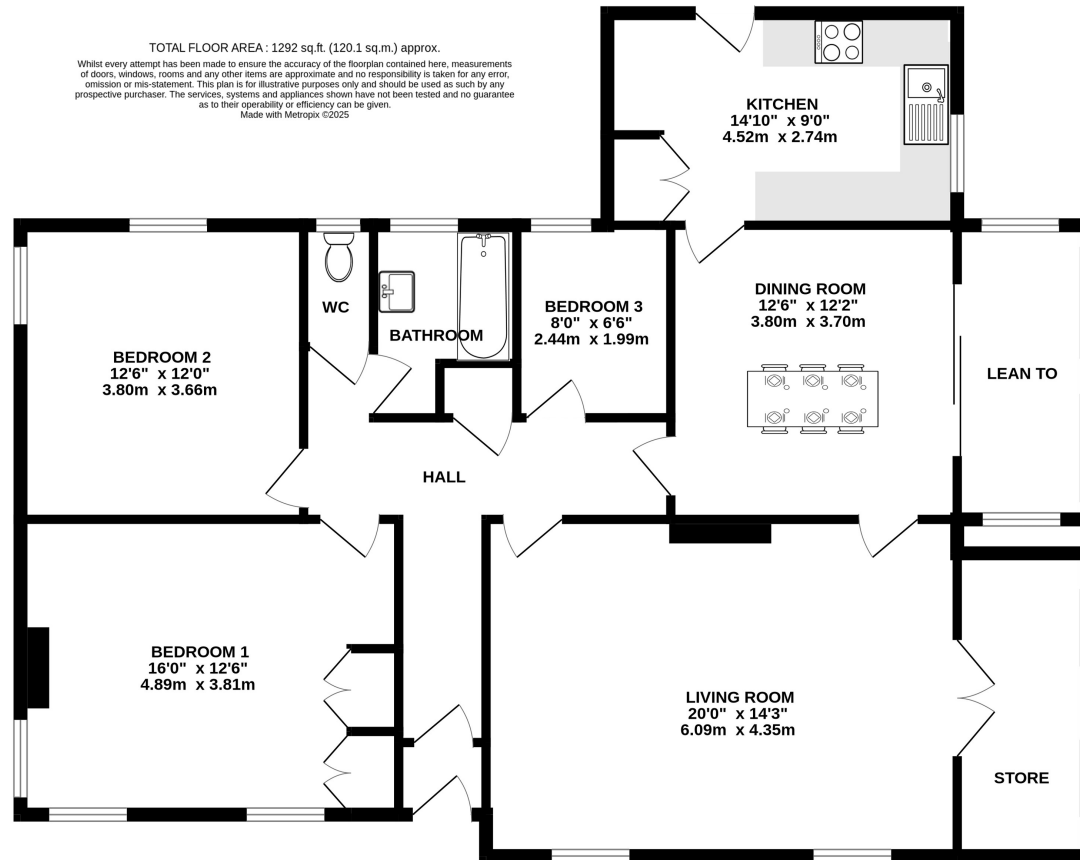
The property is not listed

DIRECTIONS

From the town centre proceed out past Tesco onto New Road. Follow the road to the Pelican BP petrol station and take the right filter as if turning right onto the A595. Instead turn left heading north and immediately take a right into the first drive belonging to the property.



GROUND FLOOR
1292 sq.ft. (120.1 sq.m.) approx.



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.