



1 LOOP ROAD SOUTH | WHITEHAVEN | CUMBRIA | CA28 7TN

PRICE £225,000







## SUMMARY

Occupying a prime, elevated position, this extended semi-detached bay-fronted property is sure to attract interest. It boasts two separate detached garages to the rear so is great for a buyer with a passion for vehicles or outdoor hobbies with equipment to store. The property has a single storey side extension which includes a ground floor bedroom, a study and a breakfast area off the kitchen, making this a versatile and deceptively spacious home. The accommodation now includes an entrance hall, living room, separate dining room, lean-to conservatory, kitchen with breakfast area, utility with WC, study and 4th bedroom. To the first floor there are three decent bedrooms plus a bathroom, separate WC and linen store with a potential for remodelling to the buyer's needs. Gardens surround the home and the two garages can be accessed from a rear lane that leads down to the Loop Road. A great home to put your own mark on and configure to your needs.

EPC band D

## GROUND FLOOR ENTRANCE VESTIBULE

Double double glazed doors lead into vestibule with tiled flooring and a leaded light part glazed door which leads into hall

## ENTRANCE HALL

Stripped wooden doors to rooms, stairs to first floor, double radiator, plate rail, door to a coat cupboard which in turn has a door into bedroom 4

## LIVING ROOM

Double glazed curved window to front with curved radiator under, cast iron style open fireplace, plate rail

## DINING ROOM

Double glazed French doors to conservatory with window beside, gas fire surround and hearth, radiator

## CONSERVATORY

Lean-to style with double glazed windows to three sides, sliding patio doors to garden, tiled flooring

## KITCHEN/BREAKFAST ROOM

Double glazed window to rear, fitted base and wall mounted units with work surfaces, single drainer sink unit, gas hob with oven and extractor, under stairs cupboard, door to utility, opening to breakfast area with tiled flooring, double glazed windows to side and rear, wall mounted boiler, double radiator, cupboards and space for appliances, door to study

## STUDY

Velux window, double glazed window to side, bookshelves to walls, radiator

## UTILITY/WC

Lobby with part glazed door to garden and door into utility with window to side, low level WC, wall mounted hand basin, space for tumble dryer and fridge freezer, tiled flooring

## BEDROOM 4

Double glazed window to front with additional glazed insert, radiator

## FIRST FLOOR LANDING

Double glazed window to side with additional glazed insert, doors to rooms, walk-in storage room with double glazed window to side, access to loft space.

## BEDROOM 1

Double glazed bow window to front with additional glazed insert and views over the town, curved radiator, wall mounted hand basin

## BEDROOM 2

Double glazed window to rear, radiator

## BEDROOM 3

Double glazed window to front with additional glazed insert, views over town, radiator

## BATHROOM

Double glazed window to rear, spa bath with separate shower cubicle and electric shower unit, pedestal hand wash basin, linen cupboard, towel rail, tiled walls

## SEPARATE WC

Double glazed window to rear, low level WC. Tiling to half wall height

## EXTERNALLY

The property benefits from a generous garden to front and rear. A gated path with steps leads up from the roadside and continues to front door with a lawn area and planted borders. A side path leads to the rear garden which includes a patio area, lawn with borders and a path leads between the garages to a rear gate onto the lane behind.

The property benefits from two separate single garages with up and over door. Parking is available at the rear behind the garages.

## ADDITIONAL INFORMATION

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

Branch Address:

58 Lowther Street

Whitehaven

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CA28 7DP

Tel: 01946 590412

[whitehaven@lillingtons-estates.co.uk](mailto:whitehaven@lillingtons-estates.co.uk)

Council Tax Band: C

Tenure: Freehold (to be confirmed)

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

Fixtures & Fittings: Carpets, oven hob and extractor

Broadband type & speeds available: Standard 14Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates All networks have signal outside and all have variable signal indoors

Planning permission passed in the immediate area: None known

The property is not listed

## DIRECTIONS

From the town centre head up past McDonalds onto Inkerman Terrace and at the T-Junction turn left. The property is the first house on the right, set above the road and can be accessed at the rear by proceeding up the lane on the right hand side of the property.

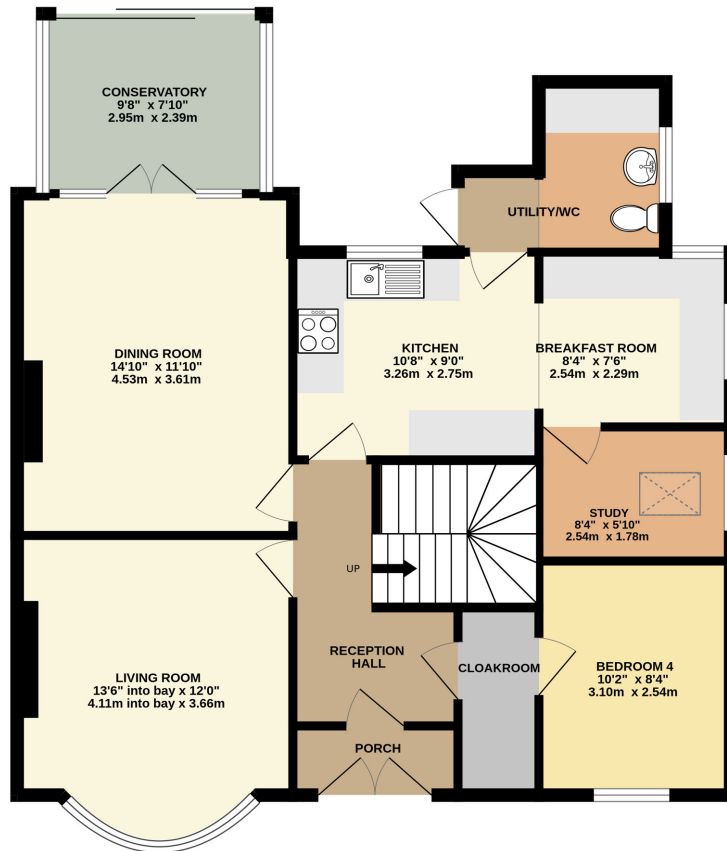




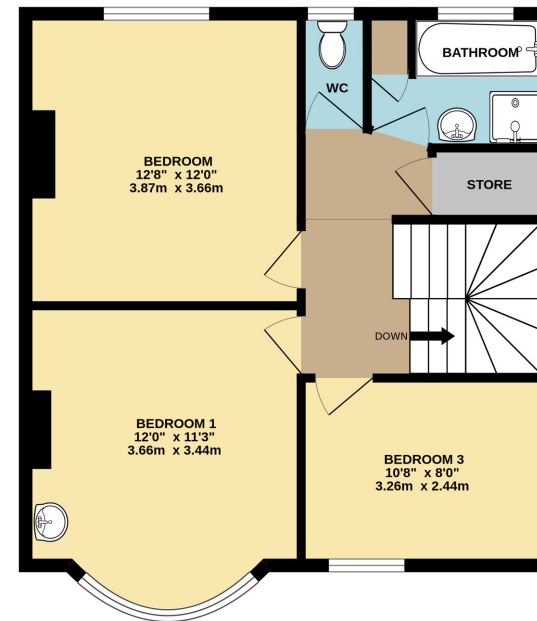




GROUND FLOOR  
898 sq.ft. (83.5 sq.m.) approx.



1ST FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 1449 sq.ft. (134.6 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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[www.lillingtons-estates.co.uk](http://www.lillingtons-estates.co.uk)

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| 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>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   | 60      | 78        |