



105 FLESWICK AVENUE | WHITEHAVEN | CUMBRIA | CA28 9PB

PRICE £95,000





## SUMMARY

Well positioned within the estate and offered for sale chain free, this well presented semi detached home is a real treat! Benefitting from recent external rendering and a handy drive to the side for parking, the property includes an entrance hall, a spacious living room, a fitted kitchen, a useful ground floor WC, two first floor double bedrooms and a generous first floor shower room. There are lovely gardens to both the front and rear (perfect for summer BBQ's) making this an excellent proposition for a first home or investment property.

EPC band TBC

## GROUND FLOOR ENTRANCE HALL

A double glazed PVC door leads into hall with door to living room and stairs to first floor

## LIVING ROOM

Two double glazed windows to front, fireplace and hearth, coved ceiling, generous under stairs cupboard with window to side, double radiator, wood style flooring, door to kitchen

## KITCHEN/BREAKFAST ROOM

Fitted range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splashback, gas hob with oven and extractor, wall mounted combi boiler, space for fridge freezer and washing machine, double radiator, space for bistro table and chairs, door to lobby

## LOBBY

Part double glazed door to garden, door to WC and store cupboard

## GROUND FLOOR WC

Double glazed window to side, hand wash basin and low level WC.

## FIRST FLOOR LANDING

Doors to rooms, double glazed window to side, access to loft space

## BEDROOM 1

Two double glazed windows to front with an open outlook, double radiator, cupboard over stairs

## BEDROOM 2

Double glazed window to rear, double radiator

## SHOWER ROOM

Double glazed window to rear, walk-in shower enclosure with thermostatic twin head shower unit, pedestal hand wash basin, low level WC. Double radiator, tiling to half wall height

## EXTERNALLY

To the front there is a garden area laid to lawn with borders and to the side, a drive for two cars to park with access to front door and a side gate into the rear garden which includes a seating terrace, lawn and planted areas.

## 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

Broadband type & speed: Standard 2Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates All providers have service outdoors but all have limited services indoors.

Planning permission passed in the immediate area: None known

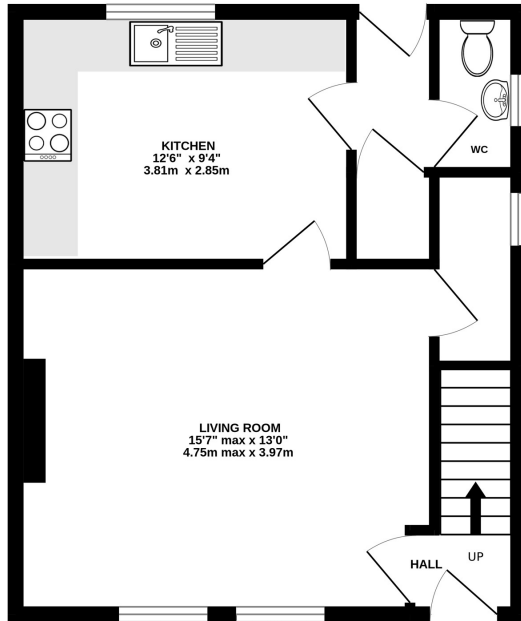
The property is not listed

## DIRECTIONS

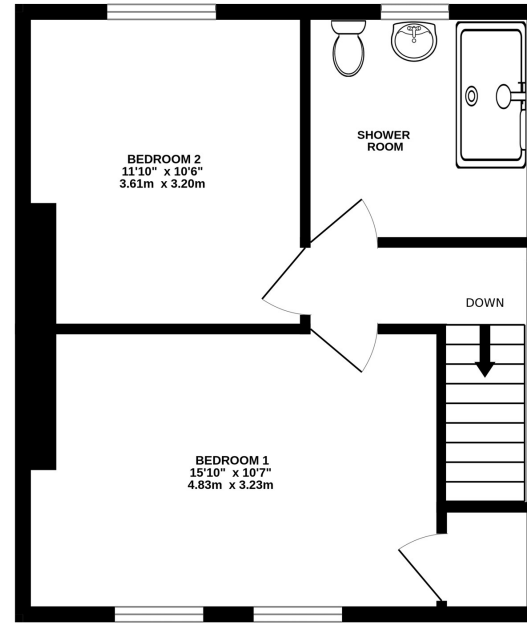
From the town centre head out on St Bees Road passing Aldi and Asda and turn right uphill on the Ginns to Kells Road. At the top of the hill turn left into Lakeland Avenue and at the crossroads proceed straight over into Loweswater Avenue. At the end of the road turn left and then left again into Fleswick Avenue and the property will be located on the left hand side towards the end of the road.



GROUND FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 828 sq.ft. (76.9 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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