



153 QUEEN STREET | WHITEHAVEN | CUMBRIA | CA28 7BA

PRICE £190,000





## SUMMARY

Located in the heart of this historic coastal town and within walking distance of the marina, this elegant Grade II listed Georgian townhouse is a real Tardis and will make a fabulous family home. Set over 5 floors, the property includes a reception hall, living room and dining room to the ground floor, a basement level kitchen and laundry, a first floor principle bedroom with dressing room and shower room, a useful box room/study, two second floor bedrooms with a bathroom and a large attic bedroom in the eaves with vaulted ceiling. Completing the accommodation is an enclosed yard at the rear. The property retains many features including fireplaces and elegant staircase but will benefit from some cosmetic upgrading. Once completed this is a forever home and no mistake...

EPC band TBC

## GROUND FLOOR ENTRANCE HALL

A painted wooden front door leads into hall with double doors to living room, door to dining room and courtyard, stairs to first floor and staircase down to basement kitchen

## LIVING ROOM

Two sash windows to front, ornate open fireplace, coved ceiling, picture rail, wood style flooring, radiator, double doors with window to either side, into dining room

## DINING ROOM

Doors from living room and hall, window to side, fireplace

## BASEMENT LEVEL KITCHEN/BREAKFAST ROOM

Fitted base and eye level cupboards and work surfaces, butler sink unit with tiled splashbacks, cooker in range style fireplace with store cupboard to side, space for breakfast table, door into utility

## UTILITY/LAUNDRY

Two sets of store cupboards each with double doors, door to WC

## WC

Fitted with corner hand wash basin and low level WC

## FIRST FLOOR LANDING

Doors to bedroom 1 & shower room, window to front and rear, stairs continue up to 2nd floor

## BEDROOM 1

Two sash windows to front, fire surround, coved ceiling, picture rail, opening into dressing room

## DRESSING ROOM

Fireplace with cupboard to either side, door into shower room

## SHOWER ROOM

Sash window to side, corner shower enclosure on raised plinth, hand wash basin and low level WC. cornice, patterned tiled flooring, doors from dressing room and landing



## SECOND FLOOR LANDING

Window to rear, part panelled walls, doors to rooms, coved ceiling

## BEDROOM 2

Two windows to front, radiator, coved ceiling

## BEDROOM 3

Window to rear, fireplace cupboard with twin doors to one side, panelling to half wall height, coved ceiling

## BOX ROOM

Window to front, bi-fold door

## BATHROOM

Window to side, panel bath with tiled splash areas, pedestal hand wash basin, low level WC.

## THIRD FLOOR ATTIC BEDROOM

A generous top floor room with vaulted ceiling and exposed purlins, Two storage cupboards, Velux window to rear, further windows to side and rear.

## EXTERNALLY

At the front steps lead up from the roadside to the front door. At the rear there is an enclosed courtyard with an access gate and path leading to the end of the terrace

## 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 590412/01900 828600/01900 606006

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

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

Council Tax Band: D

Tenure: Freehold

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

Fixtures & Fittings: Carpets

Broadband type & speed: Fibre Superfast 80mbps

Known mobile reception issues: None

Planning permission passed in the immediate area: None known

The property is Grade II listed



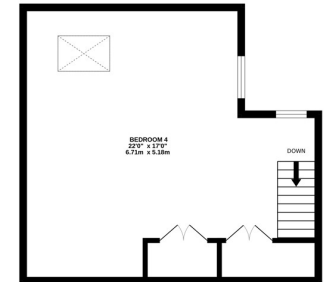
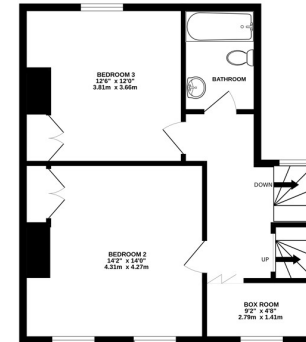
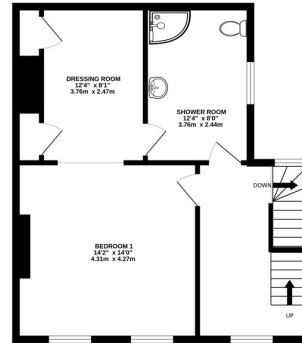
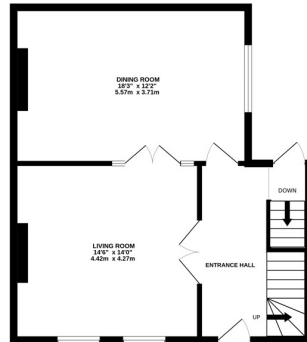
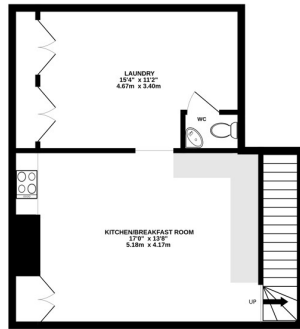
BASEMENT  
495 sq.ft. (46.0 sq.m.) approx.

GROUND FLOOR  
531 sq.ft. (49.3 sq.m.) approx.

1ST FLOOR  
528 sq.ft. (49.1 sq.m.) approx.

2ND FLOOR  
526 sq.ft. (48.8 sq.m.) approx.

3RD FLOOR  
440 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 2519 sq.ft. (234.0 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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