



19 MANESTY RISE | LOW MORESBY | WHITEHAVEN | CUMBRIA | CA28 6RY

PRICE £320,000





SUMMARY

Sitting pretty in an elevated coastal position with lovely views out over the sea, this detached home is a real gem! Offering versatile accommodation with four bedrooms in total, the property includes an top level entrance hall, a double aspect living room with sea views, a fitted kitchen/dining room, a generous lower level conservatory with access to garden, a large main bedroom with dressing area, three further bedrooms split over two floors, plus a modern bathroom & separate shower room. There is a wealth of parking to the front, an oversized garage (perfect for hobby equipment) and lovely gardens with an enclosed decking area. All in all a great family home!!

EPC band TBC

UPPER FLOOR

ENTRANCE PORCH

A PVC part glazed front door leads into porch with double glazed window beside, door to hall and garage, wood style flooring

ENTRANCE HALL

Doors to rooms, stairs to lower floor, double glazed window to rear, radiator, useful store with coat hooks and space for tumble dryer

LIVING ROOM

A double aspect room with sea views to the side, double glazed picture windows to front and side, point for fire to side wall, double radiator

KITCHEN/DINING ROOM

Double glazed window to front and side, fitted range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splashback, gas hob with oven and extractor, integrated fridge, space for slimline dishwasher and washing machine, radiator, space for table and chairs

BEDROOM 2

A generous room with double glazed window to rear, radiator

BATHROOM

Double glazed window to rear, re-fitted to include panel bath with shower attachment, hand wash basin with cupboards under, low level WC. Chrome towel rail, tiled walls and floor

LOWER FLOOR

HALLWAY

Doors to rooms, radiator, under stairs storage cupboard

CONSERVATORY

A generous conservatory of double glazed construction with polycarbonate roof, double glazed windows to three sides with blinds, double glazed French doors lead out onto decking

BEDROOM 1

A large room with a divider to create a separate dressing area. Double glazed window, double radiator, hatch to a useful storage area

BEDROOM 3

Double glazed window to front, radiator

BEDROOM 4

Double glazed window to side, double radiator



SHOWER ROOM

Double glazed window to rear, walk-in shower enclosure, hand wash basin with cupboards under, low level WC. Tiled walls, extractor fan, chrome towel rail

EXTERNALLY

The property includes a generous drive which leads to steps rising to front door, and access to garage. There is a lawned banked garden to the side of the garage with trees and flower beds. An area leading across the back of the house has a door opening into an under house store room, The main garden lies to the side of the property and includes a lawn with mature borders and planting, plus a decking area for sun loungers or dining, to the side of the conservatory.

Oversized garage with roll over door, good head height, workshop area and stairs which lead up to the entrance porch. Potential space to house camper van.

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

Council Tax Band: D

Tenure: Freehold

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

Fixtures & Fittings: Carpets, oven hob and extractor, fitted blinds

Broadband type & speed: Standard 3Mbps / Superfast 40Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates All providers have service outside. 3 and EE have service indoors, the others have limited service

Planning permission passed in the immediate area: None known

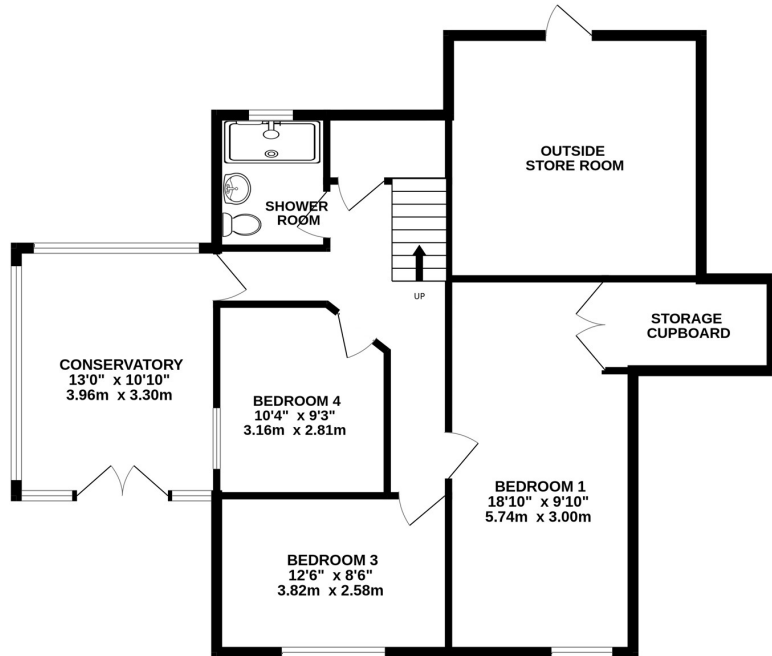
The property is not listed

DIRECTIONS

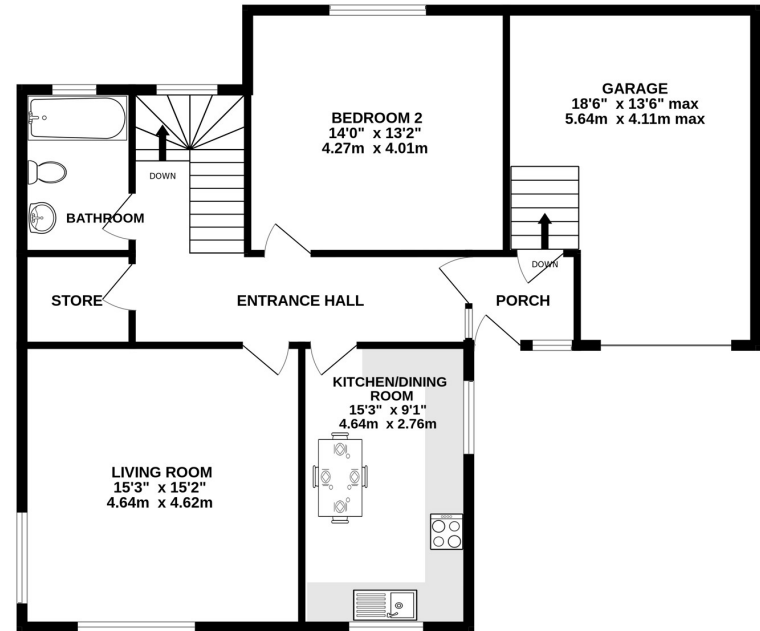
From Whitehaven head north on the A595 towards Workington, turning right at the roundabout to Low Moresby. Follow the road into the village and continue uphill taking a prominent left turn into Manesty Rise. Pass the first cul de sac on the left and the property will then be found on the left hand side.



GROUND FLOOR
928 sq.ft. (86.2 sq.m.) approx.



FIRST FLOOR
1035 sq.ft. (96.2 sq.m.) approx.



TOTAL FLOOR AREA : 1964 sq.ft. (182.4 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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