



2 SOLWAY VIEW | WHITEHAVEN | CUMBRIA | CA28 7HL

PRICE £169,950





SUMMARY

You must take a look at this generous three storey traditional home on Solway View which is within easy reach of all the town centre amenities and harbour! The accommodation includes an elegant living room, a separate dining room, a modern decent size kitchen, three bedrooms, two with recently fitted en-suite shower rooms and a fabulous large family bathroom. Externally there is a rear yard area with coal shed storage, steps lead to a multi tiered garden with seating area at the top. Make this your family home or buy-to-let and get your viewing booked fast!

EPC band E

GROUND FLOOR ENTRANCE HALL

A part glazed composite door leads into hall with a vestibule, radiator, stairs to first floor, under stairs cupboard, doors to rooms

LIVING ROOM

A lovely room with double glazed window to front, gas fire with surround and hearth, cornice to ceiling, radiator, stripped wooden floorboards

DINING ROOM

Double glazed window to rear, tiled fire surround with gas fire and mantelpiece, radiator, space for table and chairs, stripped wooden floorboards

KITCHEN

Range of modern stylish base and wall mounted units with wood style work surfaces, single drainer sink unit with tiled splashbacks, electric hob, oven and extractor, space for washing machine, integrated dish washer and fridge freezer, double radiator, part glazed door to garden, double glazed window to side, tile effect flooring

FIRST FLOOR LANDING

Doors to rooms, stairs to second floor, coved ceiling

BEDROOM 1

Double glazed window to front, radiator, cornice, built in wardrobe, door to en-suite

EN-SUITE

Fitted in a modern suite to include shower enclosure and shower unit, hand wash basin and hidden cistern WC in vanity style unit, tile effect flooring

BEDROOM 2

A lovely twin bedroom with double glazed window to rear, cast iron style fireplace, built in cupboard, radiator, coved ceiling



BATHROOM

A generous and fabulous bathroom, including a panel bath with electric shower over, pedestal hand wash basin, low level WC. Double glazed window to rear, wall mounted boiler, radiator, built in cupboard, tile effect flooring

SECOND FLOOR LANDING

Velux window to rear, door to bedroom 3

BEDROOM 3

A large double bedroom with Velux window to front, eaves cupboard, two radiators, useful desk area for home working, door to en-suite

EN-SUITE

Recently fitted to include quadrant shower enclosure with electric shower unit, hand wash basin and hidden cistern WC. tile effect flooring

EXTERNALLY

To the rear is an enclosed courtyard with space for bistro set and side access gate. From here stone steps lead up to a higher level garden which is split into two tiers, and is ready to be cultivated

ADDITIONAL INFORMATION

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

Branch Address:

58 Lowther Street

Whitehaven

CA28 7DP

01946 590412

whitehaven@lillingtons-estates.co.uk

Council Tax Band: B

Tenure: Freehold

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

Fixtures & Fittings: Carpets, oven hob and extractor,

Broadband type & speed: Standard 17Mbps/Superfast 80Mbps

Known mobile reception issues: no EE service. O2 limited data service

Planning permission passed in the immediate area: None known

Accessibility Issues: Steps to front door. Steep steps up to tiered rear garden

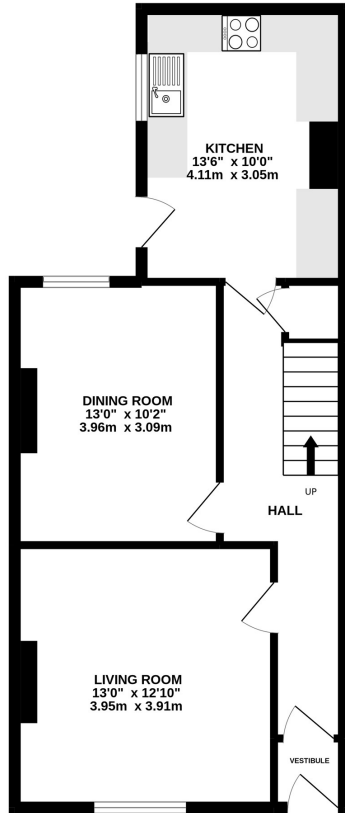
The property is not listed

DIRECTIONS

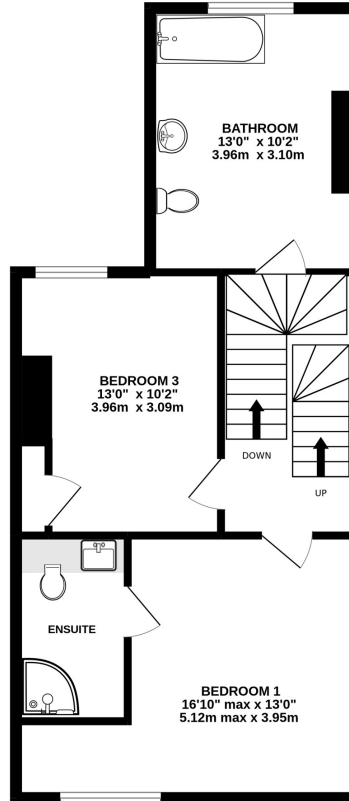
From the town centre head up Wellington Row by The Bransty Arch and once past the school the property will be located on the right hand side, after the cottages on Hilton Terrace.



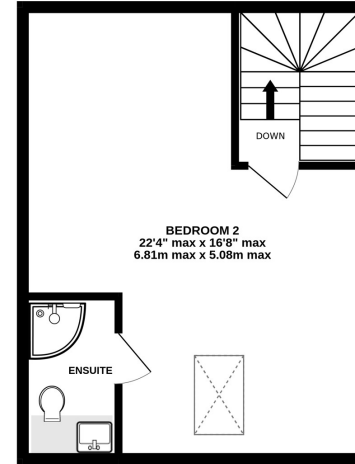
GROUND FLOOR
546 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR
558 sq.ft. (51.9 sq.m.) approx.



2ND FLOOR
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 1480 sq.ft. (137.5 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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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.

www.lillingtons-estates.co.uk

58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			