



81 MAIN STREET | HENSINGHAM | WHITEHAVEN | CUMBRIA | CA28 8QU

OFFERS IN THE REGION OF £210,000





SUMMARY

We are very excited about this wonderful Grade II listed double fronted period home in Hensingham. Located within easy reach of fantastic schools plus local shops and the new petrol station/Spar this deceptively spacious family home is offered for sale chain free and includes a large living room with fireplace, a separate dining room, a stylish modern kitchen/breakfast room with original flagstone floor, a useful utility room and ground floor shower room, a main bedroom with en-suite bathroom, two other large bedrooms at the front and a 4th bedroom to the rear. The property is set back from the roadside with an enclosed front garden and at the rear there is a mature garden with a generous storage barn. A fabulous place to call home and sensibly priced too...

No onward chain. Part Exchange available subject to T&Cs. EPC band D

GROUND FLOOR ENTRANCE VESTIBULE

A wooden front door with fanlight over leads into vestibule with coved ceiling, dado rail, patterned tiled floor, part glazed door to hall

ENTRANCE HALL

Doors to rooms, stairs to first floor, under stairs storage cupboard, recess for coats, coved ceiling, dado rail, radiator

LIVING ROOM

Triple sash window to front with window seat, gas living flame fire with surround and hearth, double radiator, coved ceiling, picture rail, dado rail, painted floorboards

DINING ROOM

Triple sash window to front, cast iron style fire surround, tiled hearth, double radiator, coved ceiling, picture rail, painted floorboards

KITCHEN/BREAKFAST ROOM

Double glazed window to rear, modern range of stylish base and wall mounted units with granite work surfaces, inset sink unit, gas cooker and extractor fan, integrated slimline dishwasher, large feature fireplace with inset cupboard to one side, dresser style unit to one wall, flagstone floor, vertical radiator, space for table and chairs, door to utility

UTILITY ROOM

Double glazed window to side, double glazed door to garden, space for washing machine, tumble dryer and fridge freezer, door to shower room

GROUND FLOOR SHOWER ROOM

Double glazed window to side, shower enclosure with thermostatic shower unit, hand wash basin and low level WC. Extractor fan, chrome towel rail

FIRST FLOOR LANDING

Double glazed picture window to rear on half landing, doors to rooms, dado rail, built in cupboard with twin doors

BEDROOM 1

A step down from landing accesses the main bedroom with double glazed window to rear, radiator, cast iron fireplace, built in cupboard, cupboard housing combi boiler, dado rail, two loft access hatches, restricted height doorway and step down into en-suite

EN-SUITE BATHROOM

Panel bath with shower attachment, hand wash basin and low level WC. Double glazed window to side, half tiling to two walls, chrome towel rail, extractor fan

BEDROOM 2

Two double glazed windows to front, double radiator, cast iron fireplace

BEDROOM 3

Two double glazed windows to front, two double radiators, cast iron fireplace with wooden surround, coved ceiling, dado rail

BEDROOM 4

Double glazed dormer window to rear, radiator

EXTERNALLY

To the front of the property there is an enclosed garden area with gated path leading to front door. At the rear there is a mature enclosed garden including an area of gravel, a shed and a large outhouse/workshop. Steps lead up to a higher area laid to lawn with trees and flower beds.

Part Exchange Available subject to terms and conditions

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: C

Tenure: Freehold

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

Fixtures & Fittings: Carpets, cooker and extractor, integrated dishwasher

Broadband type & speed: Standard 8Mbps / Superfast 64Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates EE has limited service indoors but other networks have signal. All providers have service outdoors.

Planning permission passed in the immediate area: None known

The property is Grade II listed

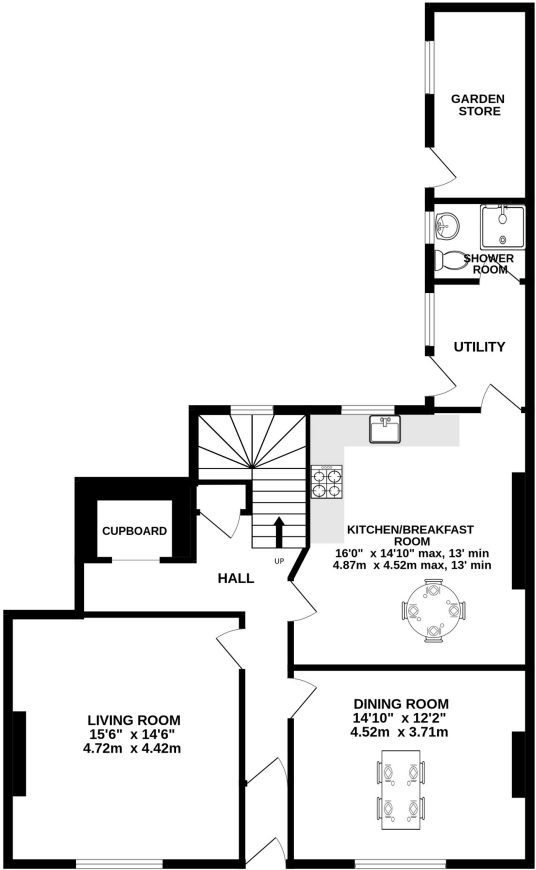
DIRECTIONS

From the town centre head up Inkerman Terrace and at the traffic lights turn right onto the A595 heading south. Take the left hand slip road to Hensingham and pass The Ribton pub, turning left at the mini roundabout onto Main Street heading uphill. the property will be located on the right hand side before reaching the Shell garage/Spar shop.

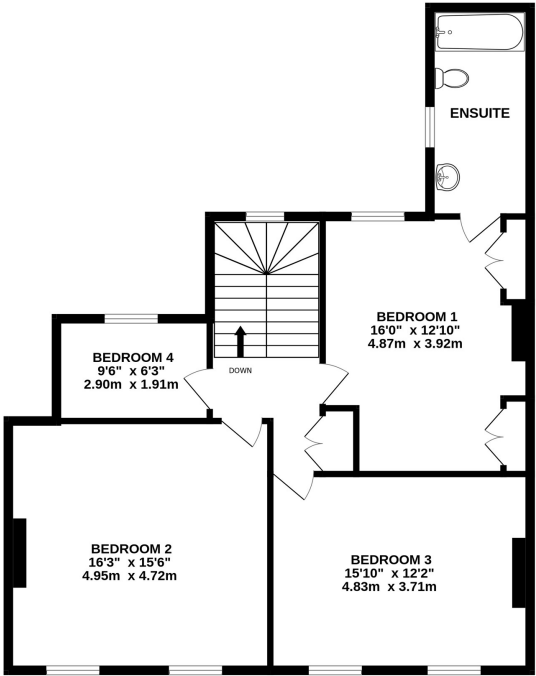




GROUND FLOOR
950 sq.ft. (88.2 sq.m.) approx.



1ST FLOOR
883 sq.ft. (82.0 sq.m.) approx.



TOTAL FLOOR AREA : 1833 sq.ft. (170.3 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	59	72
A		
(81-91)		
B		
(69-80)		
C	59	72
(55-68)		
D		
(39-54)		
E		
(21-38)	59	72
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		