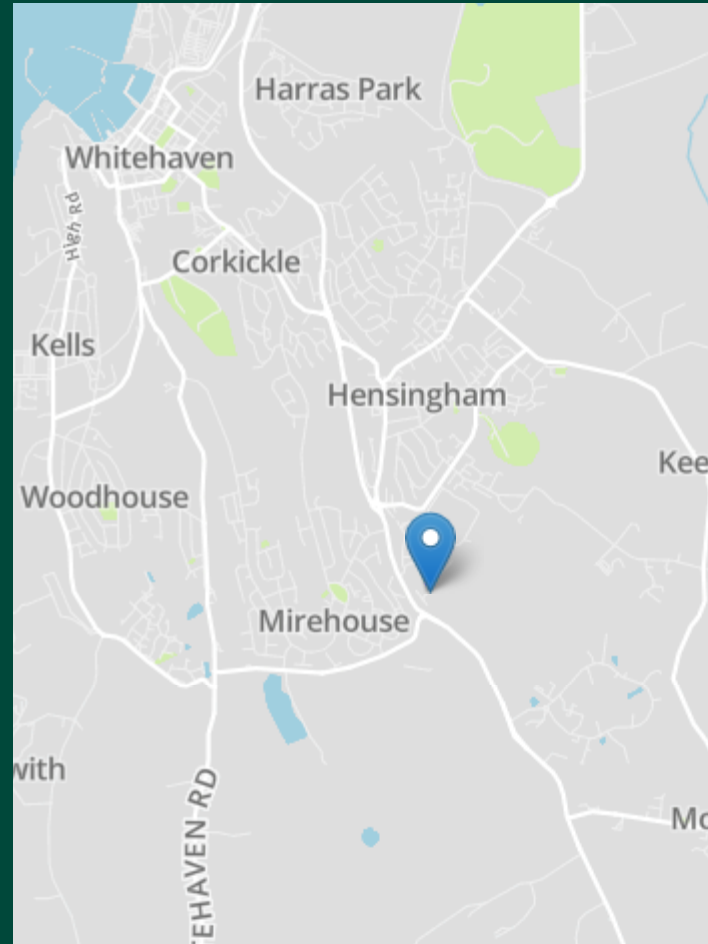


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



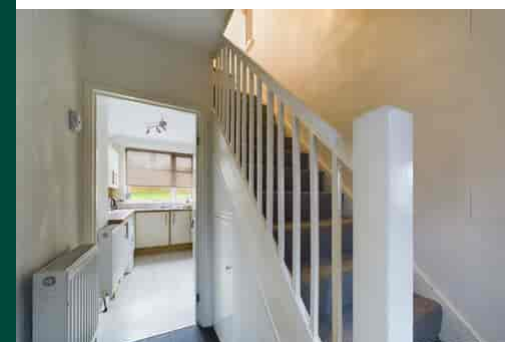
Approximate total area*

622.87 ft²
57.87 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



62 Rutland Avenue, Whitehaven, Cumbria, CA28 8LG

- 2 bed semi det house
- Close to amenities
- EPC rating D
- Modern kitchen & bathroom
- Tenure: freehold
- Good sized garden
- Council Tax: Band A

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
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01900 826205

cockermouth@pfk.co.uk

www.pfk.co.uk

LOCATION

The property is well located on the outskirts of Whitehaven town centre and just off the main A595 trunk road providing excellent commuter links. Whitehaven itself offers a wide range of amenities including shops, schools, restaurants and leisure facilities. There are good bus and rail links in the town centre connecting it with neighbouring towns and employment centres along the west coast, and the delights of the Lake District National Park are also within easy reach.

PROPERTY DESCRIPTION

A delightful two bed semi-detached house well located on a quiet residential close in Whitehaven, ever popular given its easy access to town amenities, West Cumberland Hospital and the A595.

A perfect starter home or downsize, the property would also suit investors looking to build their rental portfolio. The accommodation briefly comprises entrance hallway, spacious lounge with patio doors out to the garden and modern kitchen to the ground floor with two double bedrooms and a three piece bathroom to the first floor. Externally, there are lawned gardens to the front and rear.

Viewing is recommended.

ACCOMMODATION

Entrance Hall

Accessed via part glazed UPVC door. Stairs to the first floor with understairs storage cupboard, radiator and doors to ground floor rooms.

Lounge

5.86m x 2.83m (19' 3" x 9' 3") A bright and spacious dual aspect reception room with decorative coving, laminate flooring, radiator, front aspect window and patio doors leading out to the rear garden.

Kitchen

3.3m x 2.29m (10' 10" x 7' 6") Fitted with a range of matching wall and base units with complementary work surfacing, incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated electric oven with gas hob and extractor over, space for fridge freezer and plumbing for under counter washing machine. Tile effect flooring, radiator, rear aspect window and part glazed UPVC door giving access out to the rear garden.

FIRST FLOOR LANDING

With loft access hatch, radiator, side aspect window and doors giving access to first floor rooms.

Bedroom 1

2.69m x 4.35m (8' 10" x 14' 3") A front aspect double bedroom with radiator and overstairs storage cupboard.

Bedroom 2

3.03m x 3.08m (9' 11" x 10' 1") A rear aspect double bedroom with radiator.

Bathroom

1.63m x 2.12m (5' 4" x 6' 11") Fitted with a modern, white three piece suite comprising panelled bath with shower over, wash hand basin set on floating wood vanity unit and close coupled WC. Tiled walls and tile effect flooring, radiator and obscured rear aspect window.

EXTERNALLY

Gardens

To the front of the property, there is a lawned garden with side access, which benefits from two useful outhouses, leading round to the rear. The enclosed rear garden incorporates a paved patio area and a further section of lawn.

ADDITIONAL INFORMATION

Personal Interest Declaration

Estate Agency Act 1979 Please be advised the seller is related to an employee of PFK Estate Agents.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Cockermouth office, 01900 826205.

Directions: The property can be located using the postcode CA28 8LG and identified by a PFK 'For Sale' board. Alternatively by using What3Words///taxed.grief.diner

