



12 CAMBRIDGE ROAD | WHITEHAVEN | CUMBRIA | CA28 8NX

PRICE £80,000





SUMMARY

This deceptively spacious semi detached home represents great value for money and will make an ideal first home or buy-to-let. Offered for sale with no onward chain, the accommodation includes an entrance hall, a living room with box bay window, a kitchen/dining room, two decent bedrooms and a first floor bathroom. There is off road parking to the front and side access into an enclosed lawned garden to the rear. A great property for a sensible price!

EPC band TBC

GROUND FLOOR ENTRANCE HALL

A part glazed door leads into hall with door to living room, radiator, stairs to first floor

LIVING ROOM

Box bay double glazed window to front, radiator, door into kitchen

KITCHEN/DINING ROOM

Two double glazed windows to rear, fitted range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splashbacks, gas cooker, wall mounted boiler, space for washing machine and tumble dryer, radiator, under stairs cupboard with window to side, part glazed door to rear garden

FIRST FLOOR LANDING

Double glazed window to side, doors to rooms

BEDROOM 1

Double glazed box bay window to front, cupboard over stairs, radiator

BEDROOM 2

Double glazed window to rear, radiator

BATHROOM

Double glazed window to rear, panel bath pedestal hand wash basin, low level WC. Linen cupboard, radiator



EXTERNALLY

To the front there is an area of lawn with planted tree and an off road parking space. A path leads down to front door and side gate to rear garden.

The rear garden is enclosed and laid to lawn with path to end and garden shed. patio area and side gate.

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: A

Tenure: Freehold

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

Fixtures & Fittings: Carpets

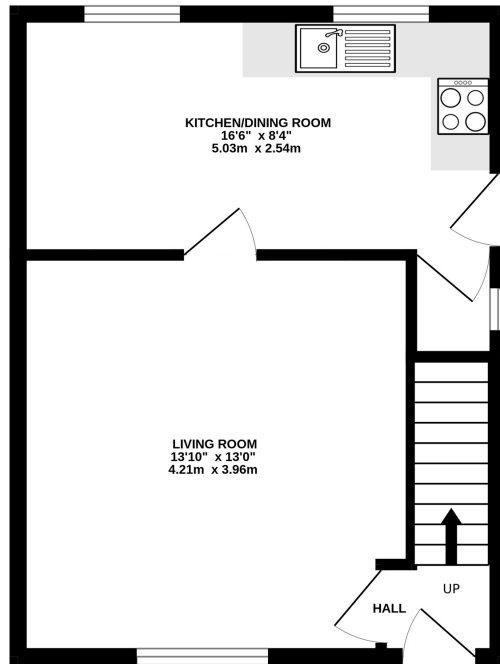
The property is not listed

DIRECTIONS

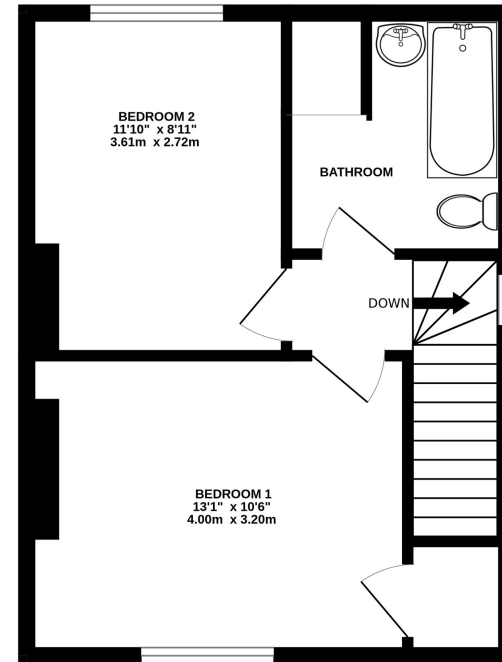
From the town centre head up Inkerman Terrace passing McDonalds. At the traffic lights turn right onto the A595, cross the next lights and at the roundabout take the second exit towards the hospital. Take the third turning on the left into Westmorland Road and then the first right turn into Cambridge Road where the house will be situated on the right hand side.



GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 723 sq.ft. (67.1 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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