



8 MILBURN STREET | CUMBRIA | WORKINGTON | CA14 2XT

PRICE £85,000



Lillingtons
Estate Agents



SUMMARY

A deceptively spacious end terrace home in a convenient location between the town centre shopping facilities and the station. The property is offered with vacant possession and includes a generous double aspect living room, fitted kitchen/breakfast room, two bedrooms and a handy first floor bathroom. There is an enclosed yard to the side. A good size property at a sensible price!

EPC band D

GROUND FLOOR ENTRANCE HALL

A part glazed uPVC entrance door leads into hall, stairs to first floor, doors to rooms, tiled flooring

LIVING ROOM

Double glazed windows to front and side, double radiator, electric fire with surround and hearth, coved ceiling

KITCHEN/DINING ROOM

Double glazed window to front and side, fitted to include a range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splashback, gas hob with oven and extractor, fitted fridge freezer, space for washing machine, breakfast bar, double radiator, under stairs storage cupboard, door to courtyard

FIRST FLOOR LANDING

Doors to rooms

BEDROOM 1

With double glazed windows to the front and side, double radiator and a fitted double wardrobe with sliding doors, built in cupboard housing combi boiler

BEDROOM 2

With double glazed window to the front and radiator. A fitted double wardrobe with sliding doors.

BATHROOM

Incorporating a modern suite comprising of panel bath with thermostatic shower unit and screen, pedestal wash hand basin and low level WC. Double glazed window to side and towel rail

EXTERNALLY

Enclosed yard with access 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: 01900 606006

whitehaven@lillingtons-estates.co.uk

Council Tax Band: A

Tenure: Freehold

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

Fixtures & Fittings: Carpets, oven hob and extractor, fitted fridge freezer

Broadband type & speeds available: Standard 17Mbps / Superfast 80Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates O2 & Vodafone have service inside but others have limited service. All networks have signal outdoors.

Planning permission passed in the immediate area: None known

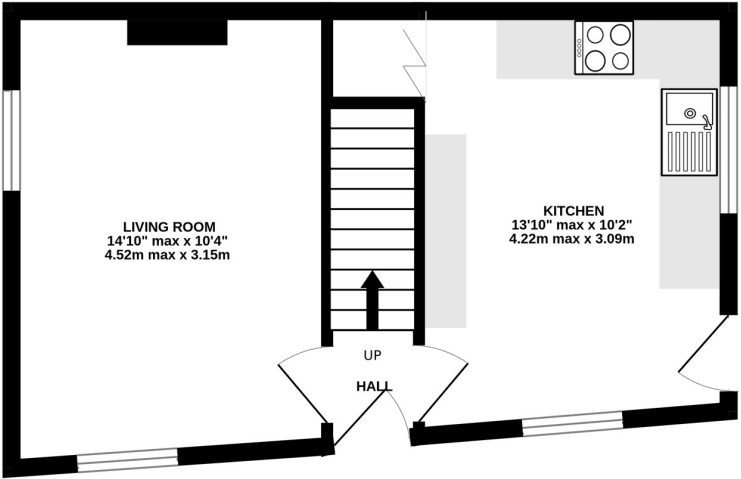
The property is not listed

DIRECTIONS

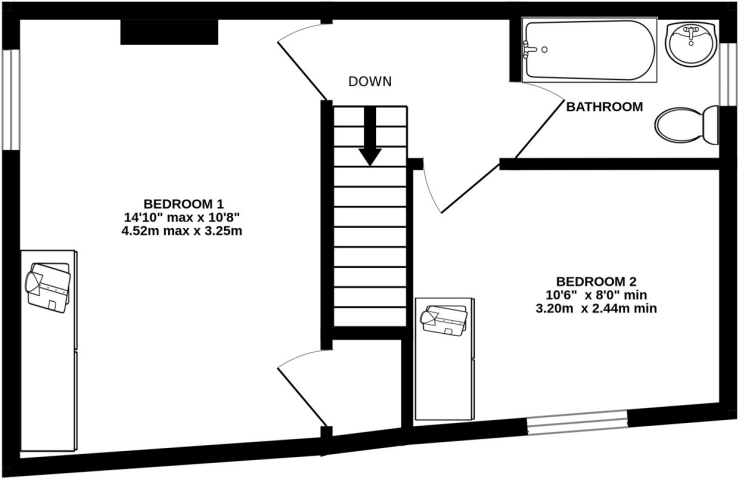
From the town centre head down Station Road and turn left at beside the corner shop onto Milburn Street. The property will be located on the right hand side



GROUND FLOOR
327 sq.ft. (30.4 sq.m.) approx.



1ST FLOOR
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 654 sq.ft. (60.8 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+) A		
(81-91) B		83
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		