



BANKFIELD | EGREMONT ROAD | WHITEHAVEN | CUMBRIA | CA28 8NQ

PRICE £259,000



Lillingtons
Estate Agents



SUMMARY

This may be a once in a lifetime opportunity... This elegant detached home occupies a plot of significant size for a property in town and will make a forever home, regardless of whether you simply upgrade it, extend or even use the site to build your own dream home (subject to planning approval). Offered chain free the property includes a double aspect living room, separate dining room with French doors to the garden, kitchen/breakfast room with pantry, utility room and ground floor WC, three decent bedrooms and a first floor bathroom with bath plus shower enclosure. The gardens surround the property and there is vehicle access and a decent drive at the rear. One look at this and you know it wont be available for long...

EPC band D

GROUND FLOOR ENTRANCE LOBBY

A part glazed door leads to lobby with doors to living room and dining room

LIVING ROOM

A double aspect room with double glazed window to front and box bay double glazed window to rear, double radiator, stone type feature fire surround

DINING ROOM

Double glazed French doors to garden, space for table and chairs, feature staircase leads up to first floor, double glazed window to front, under stairs storage cupboard, double radiator, door to kitchen

KITCHEN/BREAKFAST ROOM

Double glazed window to rear, fitted range of base and wall mounted units with work surfaces, single drainer sink unit, space for cooker, fridge and freezer, space for table and chairs, door to a walk-in pantry with double glazed window to front, door to side porch

SIDE PORCH

Arch part glazed door to garden, doors to utility and WC

UTILITY ROOM

Double glazed window to rear, space for washing machine and tumble dryer, wall mounted combi boiler

GROUND FLOOR WC

Double glazed window to side, low level WC, corner wash hand basin, electric towel rail

FIRST FLOOR LANDING

Doors to rooms, linen cupboard, double glazed window to front over stairs



BEDROOM 1

A double aspect room with double glazed windows to front and rear, double radiator

BEDROOM 2

Another double aspect room with double glazed window to front and side, built in wardrobe with sliding doors, double radiator

BEDROOM 3

Double glazed window to rear, fireplace, built in cupboard, radiator

BATHROOM

Two double glazed windows to rear, panel bath with shower attachment, separate quadrant shower enclosure with electric shower unit, pedestal hand wash basin, low level WC. Chrome towel rail, tiled walls, extractor fan

EXTERNALLY

The property occupies a generous and prominent site with views to the rear out of the town and the house is set well back from the roadside. Gardens surround the property and are laid to lawn with hedgerow borders and mature planting to one side. A path leads to front porch with an area laid with stone chippings providing space for bench. Patio terrace to one side of the property and another accessed from the dining room. Inset gated driveway at the rear for a number of vehicles.

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: D

Tenure: Freehold

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

Fixtures & Fittings: Carpets

Broadband type & speed: Standard 9Mbps/Superfast 80Mbps

Known mobile reception issues: None

Planning permission passed in the immediate area: None known

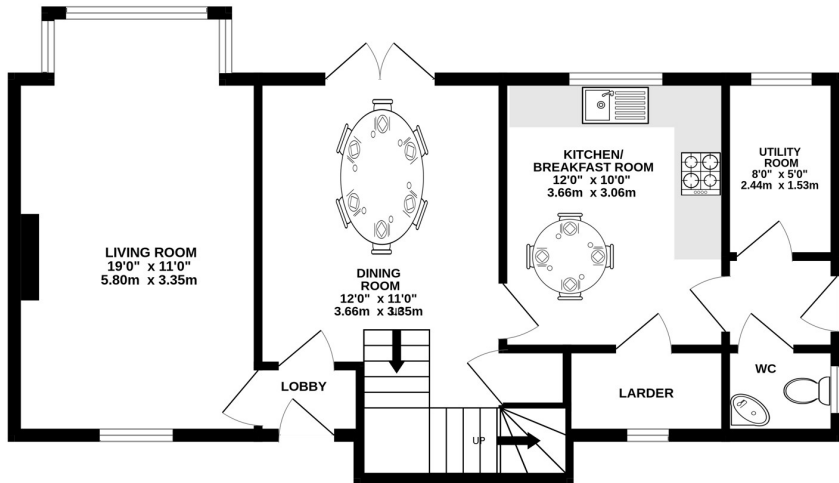
The property is not listed

DIRECTIONS

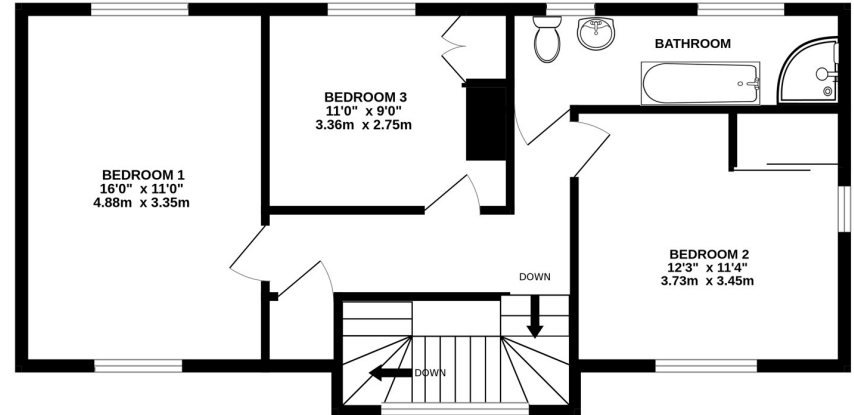
From the town centre head up Inkerman Terrace past McDonalds and at the traffic lights turn right onto the A595 heading south. At the next roundabout take the 1st exit onto Egremont Road and the property will be situated on the left hand side after passing the turn for Mariners Way



GROUND FLOOR
633 sq.ft. (58.8 sq.m.) approx.



1ST FLOOR
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 1242 sq.ft. (115.4 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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			