



12 HILTON TERRACE | WHITEHAVEN | CUMBRIA | CA28 7HN

PRICE £95,000





SUMMARY

This charming terraced cottage style home is located just outside the town centre but is within easy access of the marina, and the shops, cafes and bars within the town. Offered chain free this will make a great first home or a good first property to modernise. The accommodation includes an entrance hall, living room, separate dining room and fitted kitchen with two bedrooms and a very handy modern first floor bathroom. In addition, accessed via a stair on the landing, there is a handy loft room with Velux window, perfect for a home office or hobby space. The house clearly has some great benefits but the good stuff continues outside as when you climb the rear steps you arrive in a lovely garden of a generous size with views over the town to one side.

EPC band TBC

GROUND FLOOR ENTRANCE HALL

A part double glazed door leads into hall with doors to rooms, stairs to first floor, coved ceiling, radiator

LIVING ROOM

Double glazed window to front, gas fire with surround and hearth, double radiator

DINING ROOM

Double glazed window to rear, feature inset fireplace, double radiator, under stairs storage cupboard, space for table and chairs, cupboard and display shelves, door to kitchen

KITCHEN

Fitted range of base and wall mounted units with work surfaces, single drainer sink unit, electric cooker and extractor, space for fridge and washing machine, two double glazed windows to side, part double glazed door into garden

FIRST FLOOR LANDING

Doors to rooms, narrow stair leads up to attic room

BEDROOM 1

Two double glazed windows to front, double radiator, coved ceiling, under stairs cupboard

BEDROOM 2

Double glazed window to rear, radiator, under stairs recess

BATHROOM

A modern suite including panel bath with electric shower unit and folding screen, pedestal hand wash basin, low level WC. cupboard housing combi boiler, double glazed window to side, double radiator, tiled walls

EXTERNALLY

To the rear of the property is an enclosed yard for storage with a staircase in retaining wall that leads up to a high level enclosed garden. The garden has views over the town to the side and is laid to lawn with planted borders.

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 (to be confirmed)

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

Fixtures & Fittings: Carpets

Broadband type & speeds available: Standard 17Mbps / Superfast 80Mbps / Ultrafast 1800Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates All networks have signal outside and all have variable signal indoors

Planning permission passed in the immediate area: None known

The property is not listed

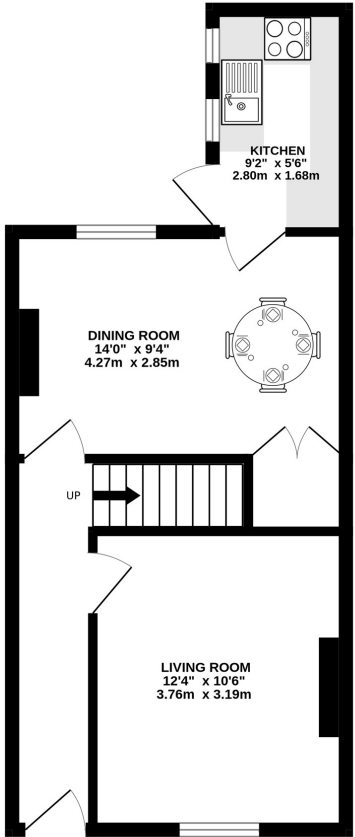
DIRECTIONS

From the town centre head up Wellington Row, behind Weatherspoons. Pass the junior school on the right and the property will be situated on the right hand side.

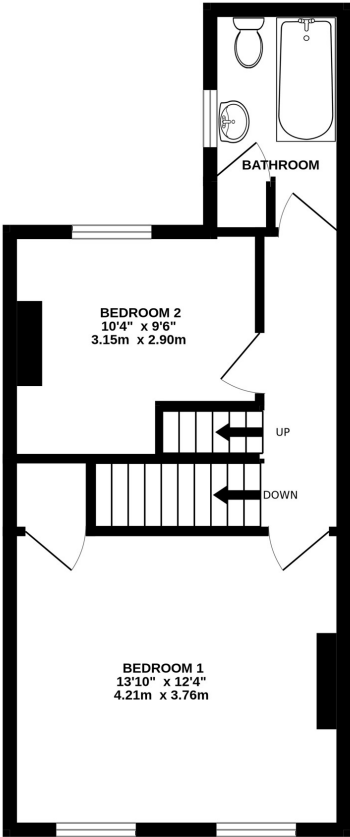




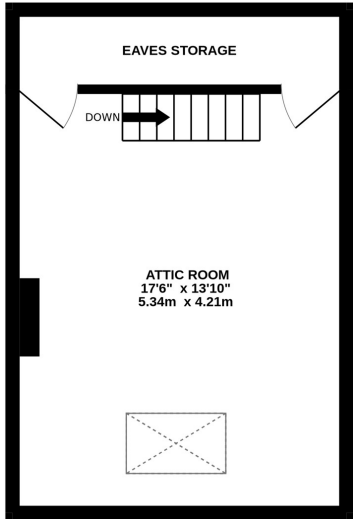
GROUND FLOOR
385 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



2ND FLOOR
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 1054 sq.ft. (97.9 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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