



2 STATION TERRACE | WHITEHAVEN | CUMBRIA | CA28 7TQ

PRICE £170,000





SUMMARY

We love this elegant bay fronted terrace property which is one of just three such homes that are located adjacent to Corkickle Station making it extremely handy for access to town, or Sellafield for work! Improved by the owner, this three storey home includes a lovely entrance hall and vestibule, an open plan living/dining room with contemporary gas 'ribbon' style fire, a fitted kitchen, two first floor bedrooms plus a stunning family bathroom with a freestanding metal 'tub' bath plus separate shower enclosure and finally a large top floor attic room which has potential to be used as a den or home office if desired. There is parking for residents to the front, a low maintenance garden at the front and an enclosed courtyard garden to the rear with rear access path. This is a wonderful home in a highly convenient location, so don't miss your chance to buy...

EPC band E

GROUND FLOOR

ENTRANCE VESTIBULE

A PVC front door leads into vestibule with fanlight over, part glazed door to hall with window beside

ENTRANCE HALL

Doors to rooms, stairs to first floor, wood block flooring, radiator, double doors to kitchen

LIVING/DINING ROOM

A generous through-room split into two areas. The living area has a double glazed sash bay window to front, inset gas 'Ribbon' fire double radiator, arch to dining area which has ample space for dining table and chairs,, double glazed sash window to rear, radiator, coved ceiling and ceiling rose

KITCHEN

A double aspect room with double glazed windows to side and rear, fitted in a range of base and wall mounted units with work surfaces, single drainer sink unit, electric hob with oven and extractor, part glazed door to garden, space for washing machine and fridge freezer, wall mounted combi boiler in wall cupboard, breakfast bar

FIRST FLOOR

LANDING

Doors to rooms, double glazed sash window to front, double radiator, open tread staircase leads up into Attic room

BEDROOM 1

Double glazed sash window to front, chimney breast, double radiator

BEDROOM 2

Double glazed sash window to rear, double radiator, cast iron fire surround

BATHROOM

A generous bathroom with double glazed window to rear, fabulous freestanding metal tub bath with shower attachment, separate walk-in shower enclosure with twin head thermostatic shower unit, bowl type sink unit set on reclaimed stand, high level WC. Panelled walls, tiled flooring, extractor fan

ATTIC ROOM

A generous versatile room with vaulted style ceiling, two Velux windows to rear, radiator

EXTERNALLY

To the front of the terrace is a residents area for parking with a gated access to low maintenance front garden and path to front door. A useful side path leads around the rear of the terrace giving access to back garden. The rear garden is enclosed and is laid with paving on two levels so as to be low maintenance.

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, oven hob and extractor

The property is not listed

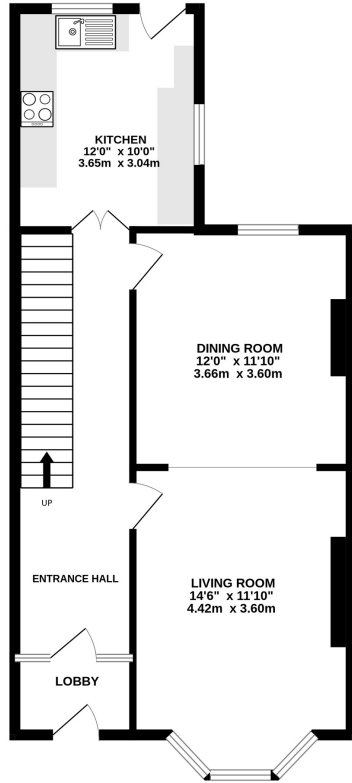
DIRECTIONS

From the town centre head out past McDonalds towards Inkerman Terrace and at the AppleGreen petrol station turn right. Keep to the left, ignoring the turn for Coach Road and follow towards Corckickle Station where the property will be facing you at the end of the road.

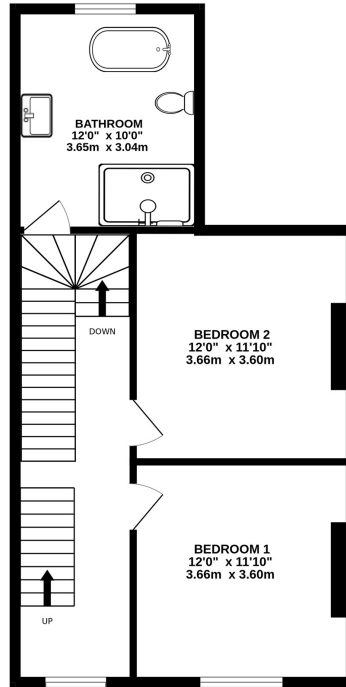




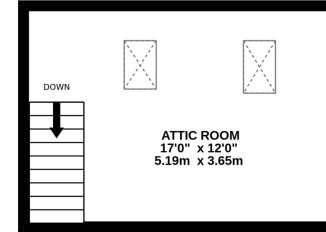
GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR
557 sq.ft. (51.8 sq.m.) approx.



2ND FLOOR
204 sq.ft. (19.0 sq.m.) approx.



TOTAL FLOOR AREA : 1383 sq.ft. (128.5 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		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

75

51

EU Directive 2002/91/EC