



22 MONKWRAY COTTAGES | WHITEHAVEN | CUMBRIA | CA28 9EA

PRICE £135,000





SUMMARY

Located on the sea cliffs overlooking Whitehaven and out to the Lakeland fells beyond, this end terrace bungalow presents an unusual opportunity to purchase a single storey home at a reasonable price. Offered chain free the property includes a fitted kitchen, a living room with open views to the rear, a bathroom, two bedrooms and a useful outhouse/utility. There is a hardstanding at the front which could be turned into parking if desired and there is a low maintenance garden area to the rear.

EPC band F

ENTRANCE

A part double glazed front door leads into kitchen

KITCHEN

Double glazed window to front, fitted range of base and wall mounted units with work surfaces, single drainer sink unit with cupboards under, tiled splashbacks, space for washing machine and cooker, door to bathroom and living room

BATHROOM

Double glazed window to front, panel bath with shower attachment, hand wash basin with cupboards under, low level WC. PVC splash areas, electric heater

LIVING ROOM

Double glazed window to rear with blinds enjoying panoramic views over the town and fells, fireplace, built in cupboards to either side, electric heater, door to inner hall

INNER HALL

Doors to bedrooms, double glazed door to utility

BEDROOM 1

Double glazed window to rear with blinds

BEDROOM 2

Double glazed window to front with blinds

UTILITY/WORKSHOP

A triple aspect room running the entire width of the home, double glazed windows to front side and rear, space for fridge freezer, part double glazed door to rear garden



EXTERNALLY

The property sits below the road level with gated steps leading down to a path to front door. Concrete hardstanding on road level formerly used for parking. Area of garden laid with stone chippings, shed and outside tap. A side path leads to the rear garden, which includes a concrete seating terrace with steps down to a lower level laid to stone chippings with planted flower beds. Beautiful views out over the town to the fells beyond.

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

Broadband type & speed: Standard 8Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates O2 has service indoors but all others have limited service. All networks have service outdoors.

Planning permission passed in the immediate area: None known

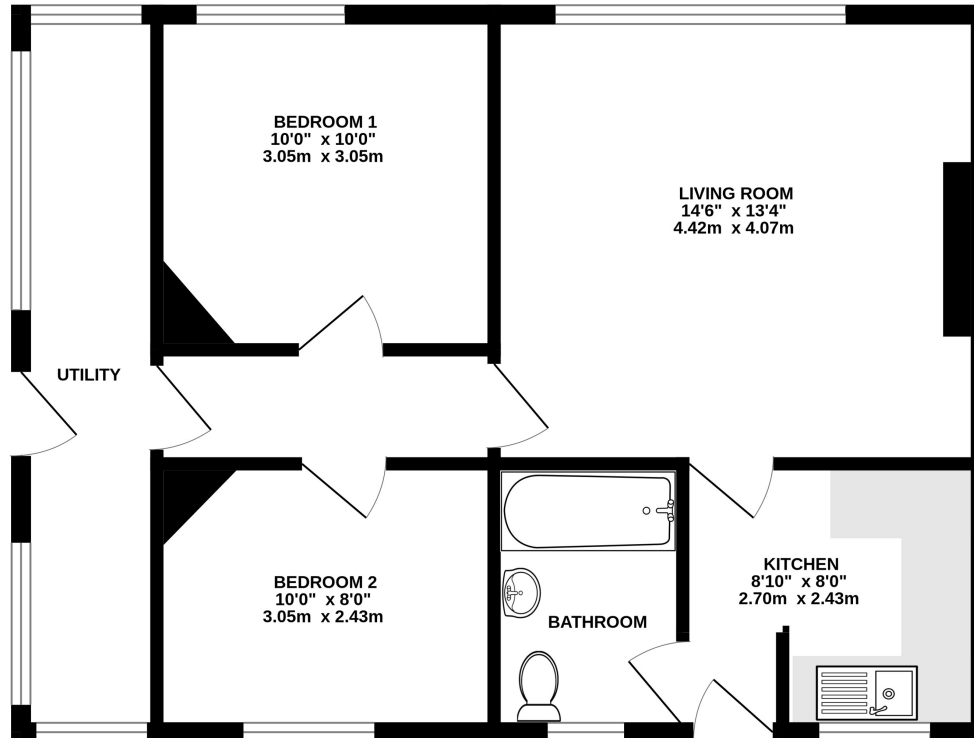
The property is not listed

DIRECTIONS

From the town centre head out on St Bees Road passing Aldi and Asda. After passing Coach Road on the left, turn right onto the Ginns to Kells Road and immediately take the right hand fork onto Monkway Brow. At the top of the rise turn right to Monkway Cottages and the property will be situated on the right hand side.



GROUND FLOOR
598 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 598 sq.ft. (55.5 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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