

PFK

1 College View, Whitehaven CA28 9PH

Price Guide: £230,000





LOCATION

The property is well located within just a short walk to Whitehaven town centre, which offers a wide range of amenities including shops, schools, restaurants and leisure facilities. There are good bus and rail links in the town centre connecting it with neighbouring towns and employment centres along the west coast. The delights of the Lake District National Park are also within easy reach.

PROPERTY DESCRIPTION

A delightful, three bedroom, dormer bungalow situated in the popular Kells area of Whitehaven, commanding superb views across the town and boasting well proportioned accommodation perfectly suited to a range of purchasers.

Presented to the market in excellent order throughout, 1 College View, is ideally suited to young families, being within just a short distance to the town centre amenities and local schools, and would also suit retirement. Accommodation, in brief, comprises entrance porch/utility, spacious living room, contemporary kitchen which opens into a dining area, two good sized bedrooms and a modern bathroom to the ground floor. To the first floor there is a well appointed en-suite principal bedroom - which enjoys the best views from the property toward and over Whitehaven, along with a further room which could be used as a dressing room or home office.

Externally, the property benefits from side by side driveway parking for two, as well as a large garage positioned beneath the house, and a low maintenance lawned garden to the front.

Viewing is highly recommended.

ACCOMMODATION

Entrance Porch/Utility

1.84m x 2.86m (6' 0" x 9' 5") Of dwarf wall construction with polycarbonate roof, glazed window to front, window to kitchen, uPVC entrance door and further uPVC door leading into the kitchen. Fitted with work surfacing with space/power/plumbing for under counter washing machine and tumble dryer below. Space for fridge and tiled floor.

Dining Kitchen

8.26m x 3.09m (27' 1" x 10' 2") A bright, rear aspect kitchen with large window providing open views across Whitehaven. The kitchen area is fitted with a range of high quality, Belfast wall and base units with solid wood work surfaces and 1.5-bowl ceramic sink/drainage with central mixer tap. Built in double, electric oven integrated at eye level, electric hob with extractor over, integrated microwave and fridge freezer and space/ plumbing for dishwasher. Laminate flooring and opening into the dining area where there is ample space for a large dining table and chairs. Vertical laddered radiator, further radiator and stairs providing access to the principal bedroom, en suite and office on the first floor. Glazed wood door to:-

Inner Hallway

With downlights, large, built in storage cupboard and access to loft space. Doors to two bedrooms, the bathroom and further glazed door to:-

Living Room

4.22m x 5.06m (13' 10" x 16' 7") A bright and spacious room with large window to the front aspect providing lovely views over Whitehaven. Further window to side aspect and double patio doors providing access via steps to the driveway at the rear. Radiator.

Bathroom

2.06m x 3.56m (6' 9" x 11' 8") A fully tiled bathroom (walls and floor) fitted with radiator and modern, three piece suite comprising P-shaped bath with mains shower over, low level WC and wash hand basin set on large vanity unit with mirror and under plinth lighting.

Bedroom 2

3.29m x 2.21m (10' 10" x 7' 3") With window to front aspect and radiator.

Bedroom 3

4.26m x 2.71m (14' 0" x 8' 11") With window to front aspect and radiator.

FIRST FLOOR

Spacious Landing/Home Office/Study

5.22m x 3.04m (17' 2" x 10' 0") Currently used as a dressing room but could be utilised as home office or study. Velux rooflight and pitched ceiling with dormer window to rear providing open views over Whitehaven. Storage cupboard, radiator.

Principal Bedroom

3.72m x 3.55m (12' 2" x 11' 8") A spacious room with part vaulted ceiling and dormer window to rear providing views over Whitehaven. Radiator and door to:-

En Suite Shower Room

2.08m x 1.31m (6' 10" x 4' 4") Fitted with three piece suite comprising large, fully tiled, step-in shower cubicle with electric shower, low level WC and wash hand basin set on vanity unit. Obscured window to rear aspect and vertical ladder style radiator.

EXTERNALLY

Garage & Parking

6.5m x 3.59m (21' 4" x 11' 9") A shared access leads to the property's private driveway which provides off road parking for two vehicles (side by side) and access into the garage which is located underneath the property. The garage has up and over door, power and light. Steps lead up from the driveway to the patio door entrance of the living room and further steps via the side lead to the front garden and entrance.

Garden

There is a low maintenance, lawned garden to front of the property which is fully enclosed with central pathway leading to the entrance door.

ADDITIONAL INFORMATION

Tenure

Freehold.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee: Napthens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00; - Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

SALE DETAILS

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band B

Viewing: Through our Cockermouth office, 01900 826205.

Directions: From the centre of Whitehaven follow the one way system around the town centre on to Irish Street. Turn left at the traffic lights and continue past the retail park on the left. Turn right shortly afterward on to Ginns to Kells Road then, at the brow of the hill, turn right again on to College View. Number 1 is the first bungalow on the right.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
1501.38 ft²
139.48 m²

Reduced headroom
60.77 ft²
5.65 m²



Floor 0



Floor -1

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.9ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360