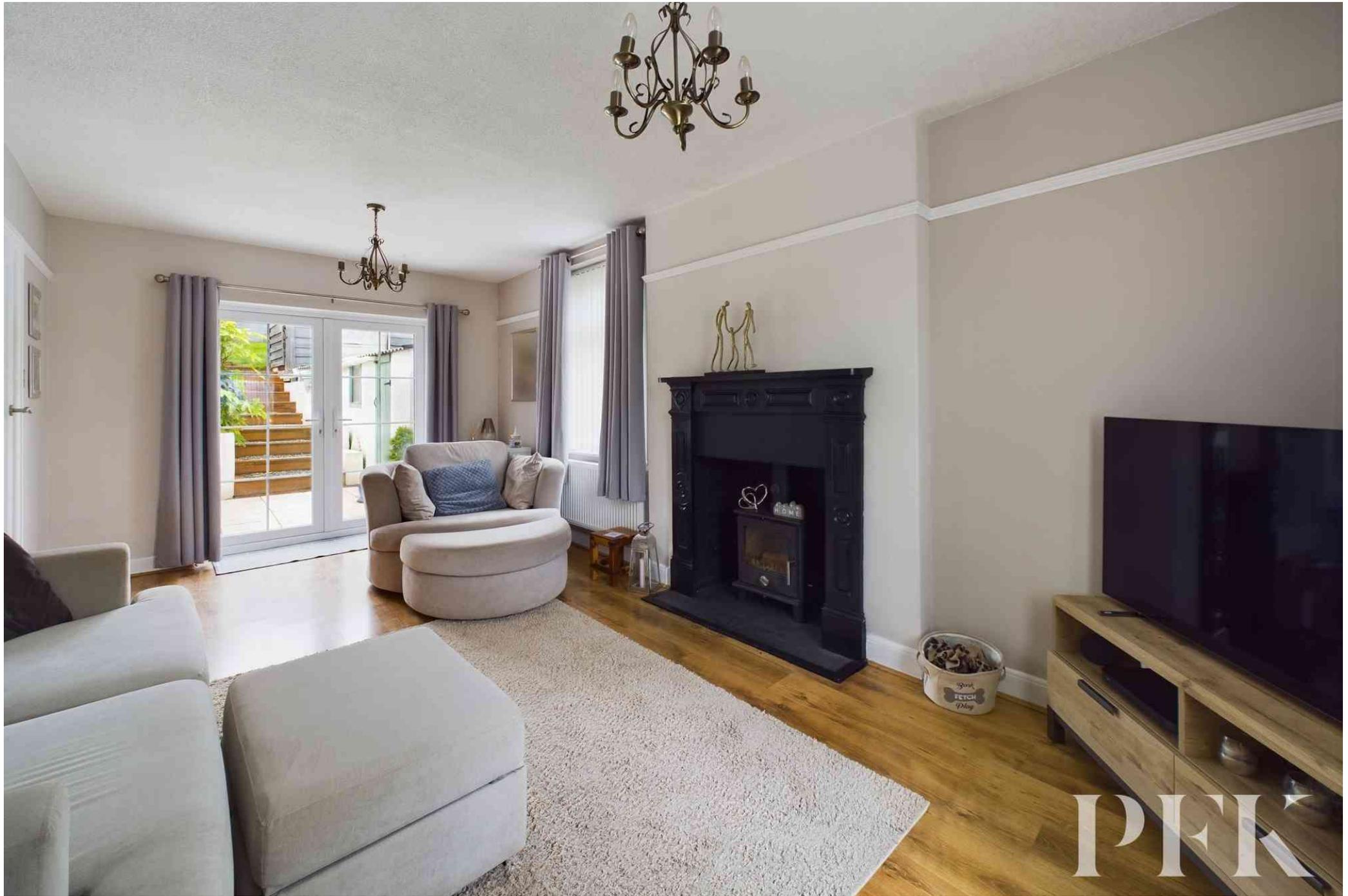


PFK

8 New Road, Whitehaven, Cumbria CA28 6DZ

Guide Price: £185,000





PERK

LOCATION

The property is well located on the outskirts of Whitehaven town centre and just off the main A595 trunk road providing excellent commuter links. Whitehaven itself offers a wide range of amenities including shops, schools, restaurants and leisure facilities, with good bus and rail links in the town connecting it with neighbouring towns and employment centres along the west coast, and the delights of the Lake District National Park which are also within easy reach.

PROPERTY DESCRIPTION

Situated on the outskirts of Whitehaven, this stunning 3 bed semi-detached house has been beautifully refurbished to a high standard, making it an ideal home for families or first time buyers. The property boasts a prime location, just a short stroll from the town centre and with easy access to the A595, providing convenient travel options to nearby schools, towns, and employment centres. The current owners have recently upgraded the house, ensuring that it offers well appointed living spaces that are both stylish and functional.

The ground floor of the property features an entrance hall, welcoming lounge with an attractive wood burning stove, separate dining room that leads into a modern kitchen, perfect for entertaining guests or enjoying family meals. To the first floor, there are three good sized bedrooms and a contemporary 4-piece family bathroom. Externally, the property offers ample parking with a driveway for 2-3 cars, a detached garage, and a beautifully landscaped terraced garden at the rear. The garden includes sections of lawn, several patio areas, and a summerhouse, providing the perfect setting for outdoor relaxation. With its convenient location, high quality finishes, and versatile layout, this property is a must see for anyone searching for a comfortable and stylish home in Whitehaven.

ACCOMMODATION

Entrance Hall

Accessed via part glazed UPVC door. With stairs to the first floor and doors giving access to the ground floor rooms.

Lounge

3.0m x 5.75m (9' 10" x 18' 10") A bright, triple aspect reception room with windows to the front and side, and patio doors leading out to the rear gardens. With decorative picture rail, attractive wood burning stove set in a feature fireplace with tiled hearth and backplate, two radiators, laminate flooring and door leading into the kitchen.

Dining Room

2.98m x 3.64m (9' 9" x 11' 11") With decorative picture rail, front aspect bay window, radiator, tiled flooring and open access into the kitchen.

Kitchen

4.33m x 1.95m (14' 2" x 6' 5") Fitted with a range of matching, recently installed high gloss wall and base units with complementary work surfacing, incorporating circular, stainless steel sink and drainer unit with mixer tap and quadrant tiled splashbacks. Integrated appliances include eye level electric oven, countertop mounted gas hob with modern extractor over, dishwasher, washing machine and fridge. Large understairs storage cupboard, radiator, downlights, tiled flooring, twin rear aspect windows and glazed UPVC door leading out to the rear gardens with a further door giving access to the lounge.

FIRST FLOOR LANDING

With storage cupboard, space for a small home office/working area, loft access hatch, radiator, rear aspect window overlooking the gardens and doors giving access to the first floor rooms.

Bedroom 1

3.02m x 3.74m (9' 11" x 12' 3") A front aspect double bedroom with decorative picture rail, large overstairs storage cupboard, radiator and laminate flooring.

Family Bathroom

1.97m x 1.89m (6' 6" x 6' 2") Fitted with a recently installed, four piece white suite comprising concealed cistern WC, wash hand basin set on a high gloss vanity unit, panelled bath and corner shower cubicle with mains rainfall shower. Part PVC panelled/part tiled walls, radiator and obscured rear aspect window.

Bedroom 2

3.38m x 3.0m (11' 1" x 9' 10") A front aspect double bedroom with decorative picture rail, radiator and laminate flooring.

Bedroom 3

2.32m x 2.64m (7' 7" x 8' 8") With decorative picture rail, radiator, laminate flooring and rear aspect window overlooking the garden.

EXTERNALLY

Gardens and Parking

To the side of the property, there is offroad driveway parking for two to three cars which leads to the detached garage. There is a small garden to the front with side access leading to the beautifully landscaped, terraced rear gardens, providing various sections of lawn with several patio areas, one of which is positioned to the top of the garden to enjoy the last of the days sun and gives access to a summerhouse. The gardens themselves are fully enclosed with mature hedging and fences, and provide a perfect setting for outdoor dining and entertaining.

Garage

Detached single garage with space for tumble dryer.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.
The EPC rating is D.

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 LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

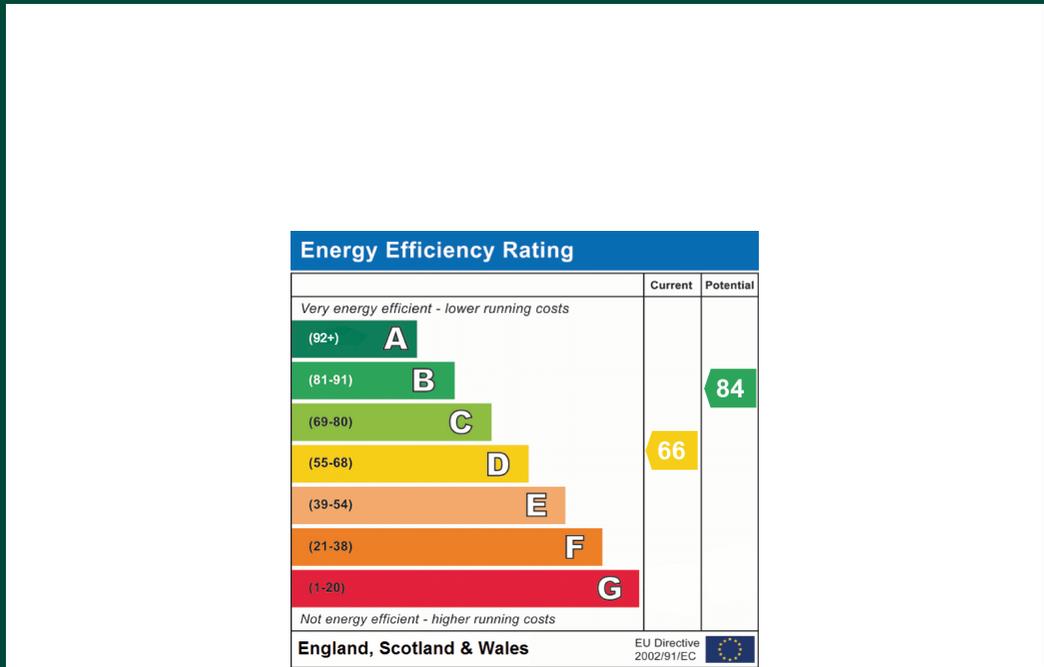
Main gas, electricity, water & drainage. Gas fired central heating and double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band B

Viewing: Through our Cockermouth office, 01900 826205.

Directions: The property can be located using the postcode CA28 6DZ and identified by a PFK for sale board. Alternatively by using what3words





Approximate total area^m

876.6 ft²

81.62 m²

Floor 0

Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used as a guide only. Please refer to the floor plan for illustrative purposes only.

GIRAFFE360