



1 LINGMELL CLOSE | WHITEHAVEN | CUMBRIA | CA28 9RT

PRICE £85,000





SUMMARY

Looking for something that needs your effort and vision to shine again?... Well if so, look no further than this semi detached property which will reward you for your labours and turn into a great family home! Set on a corner plot with plenty of off road parking to the front and garden to side and rear, the property includes an entrance hall, living room, open plan kitchen/dining room, three first floor bedrooms and family bathroom. This ticks plenty of boxes and the right person will see quite a transformation when the upgrades and garden landscaping are complete!

EPC band E

GROUND FLOOR ENTRANCE HALL

A part glazed composite door leads into hall with double glazed window to side, doors to rooms, radiator, stairs to first floor, under stairs cupboard

LIVING ROOM

Double glazed window to front, double radiator, fireplace

KITCHEN/DINING ROOM

An open plan room with two double glazed windows to rear, fitted range of base units with work surfaces, single drainer sink unit with tiled splashback, gas hob with oven under, space for washing machine, slimline dishwasher and fridge freezer, part glazed door to side, combi boiler in cupboard unit, double radiator, space for table and chairs

FIRST FLOOR LANDING

Doors to rooms, double glazed window to side, built in cupboard, access to loft space

BEDROOM 1

Double glazed window to front with a view towards Dent, double radiator

BEDROOM 2

Double glazed window to rear, radiator, built in cupboard

BEDROOM 3

Double glazed window to front with a view towards Dent, radiator, built in cupboard over stairs

BATHROOM

Double glazed window to side and rear, panel bath, pedestal hand wash basin, low level WC. Towel rail



EXTERNALLY

The property benefits from an open frontage with driveway for 2 cars and path to front door. the gardens are a decent size and lay to the side and rear of the house but need cutting back and cultivation.

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 and hob

Broadband type & speed: Standard 5Mbps/Superfast 80Mbps

Known mobile reception issues: None

Planning permission passed in the immediate area: None known

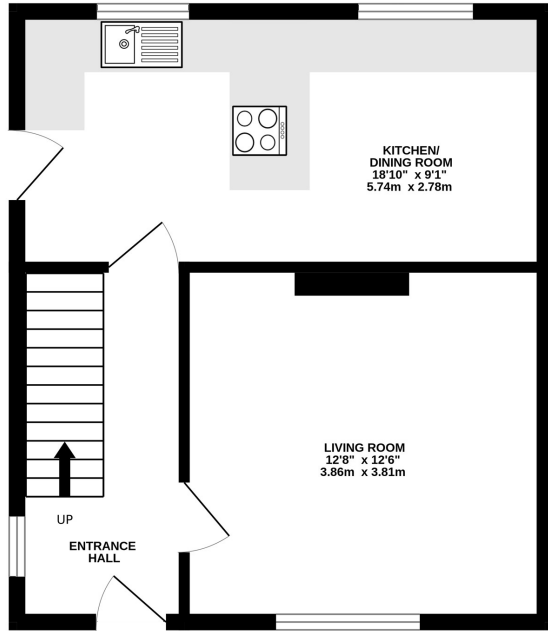
The property is not listed

DIRECTIONS

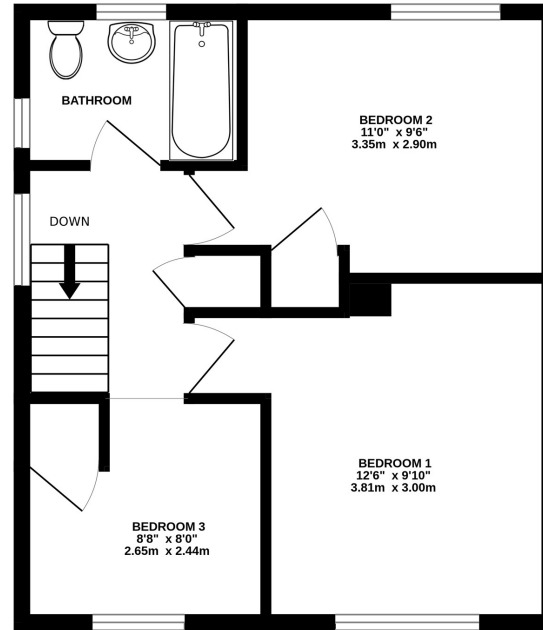
From the town centre head out on St Bees Road passing Aldi and Asda. Once out of the village turn left downhill onto Mirehouse Road and at the bottom of the rise turn left into Skiddaw Road. Turn left again onto Borrowdale Road and left once more into Lingmell Close where the property will be located on the right hand corner.



GROUND FLOOR
407 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 816 sq.ft. (75.8 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.

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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		87
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			