



WEST LEA | HARRAS ROAD | HARRAS MOOR | WHITEHAVEN | CA28 6SG

PRICE £260,000







## SUMMARY

This deceptively spacious detached bungalow has been improved and refurbished to a high standard throughout and includes a fabulous attic room which is currently used as a dressing room with snug. The accommodation includes a living room with fireplace and French doors to garden, a stylish kitchen with appliances, large breakfast bar and further French doors to garden, a utility porch, two double bedrooms and a family bathroom. To the front there is plenty of parking with an area of lawn, a gated drive leads down the side of the property to a detached garage and the gardens are generous in size including a lovely composite decking area.

EPC band D

## GROUND FLOOR ENTRANCE HALL

A part glazed PVC front door leads into hall with doors to rooms, ladder stair leading up to Attic room, radiator, coved ceiling, wood style flooring

## LIVING ROOM

Double glazed window to side, double glazed French doors to garden, double radiator, ornamental traditional fire surround, coved ceiling, wood style flooring

## KITCHEN/DINING ROOM

Recently fitted to include a stylish modern range of base and wall mounted units with work surfaces, single drainer sink unit, electric hob with extractor, integrated oven and microwave, plus slimline dishwasher, breakfast bar, space for American style fridge freezer with larder and utility cupboards to either side, separate coat cupboard, double radiator, recessed display niche with cupboard under, French doors to garden, double glazed window to side, wood style flooring, door to side into utility porch

## UTILITY PORCH

Double glazed window to front, polycarbonate roof, space for washing machine with work surface over, par double glazed door into garden

## BEDROOM 1

Double glazed window to front, radiator, coved ceiling, wood style flooring

## BEDROOM 2

A double aspect room with double glazed window to front and side, radiator, coved ceiling, wood style flooring

## BATHROOM

Double glazed window to front, panel bath with shower attachment, pedestal hand wash basin, low level WC. Radiator, tiled walls, wood style flooring

## FIRST FLOOR LOBBY

Lobby at top of space saving panel stairs with door into Attic room

## ATTIC ROOM

A generous L-shaped room, currently used as a dressing room with snug. Sloping ceilings with Velux window to side, double glazed window to front, double radiator, wood style flooring, door to a loft storage room.

## EXTERNALLY

The property occupies a generous plot. The garden to front is laid to lawn with decent drive and parking area. Gated drive then leads down the side of the property past the front door to detached single garage with up and over door.

The rear garden includes a raised decking area accessible from both living room and kitchen, with steps leading down to primary garden area which is laid to lawn with planted borders, garden store, separate decking area with space for sun lounger. The middle garden area is laid with gravel and has mature borders & trees. An opening in a stone wall then leads to the final area which is laid to lawn and used as a games area for kids/grandchildren

## 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](mailto:whitehaven@lillingtons-estates.co.uk)

Council Tax Band: C

Tenure: Freehold

Services: Mains water, gas and electric are connected, mains drainage

Fixtures & Fittings: Carpets, hob,, extractor, oven, microwave, dishwasher

Broadband type & speed: Superfast 76mbps

Known mobile reception issues: Outdoor no issues. Inside EE & Three may have issues

Planning permission passed in the immediate area: None known

The property is not listed

## DIRECTIONS

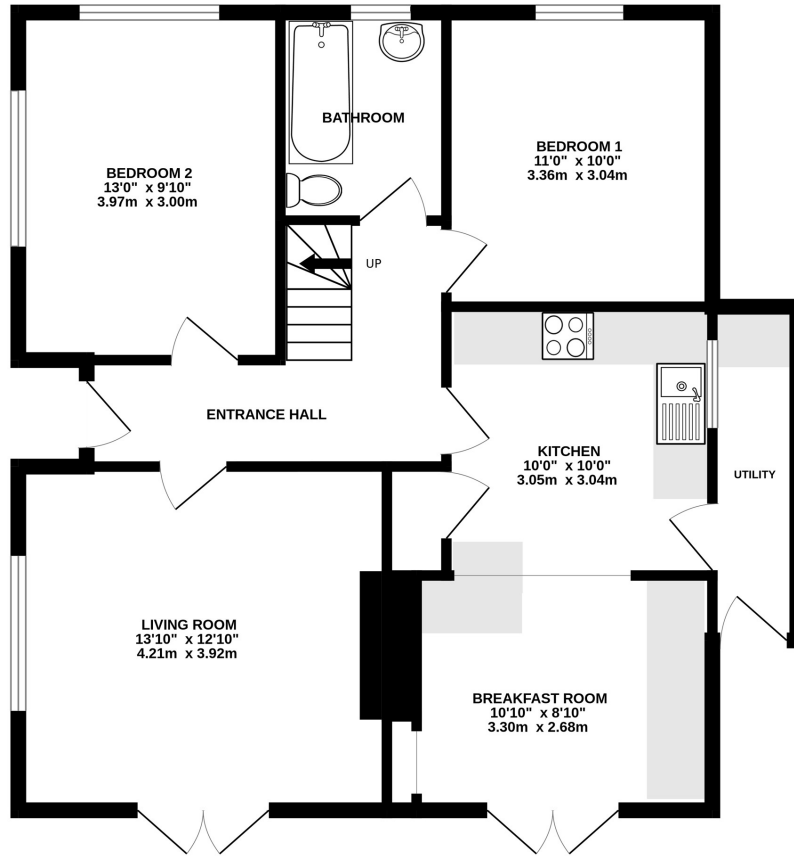
From the town centre head up past Tesco to The Pelican and turn right onto Loop Road heading south. At the Sunny Hill pub turn left and immediately turn right onto Victoria Road, heading for the bridge. Turn left before the bridge and at the T-junction turn left again heading uphill to Harras Moor. The property will be situated on the right hand side towards the top of the hill.



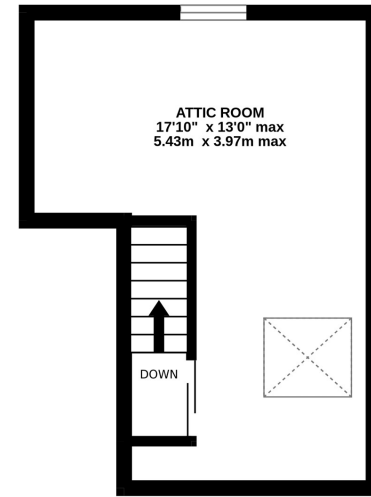




GROUND FLOOR  
796 sq.ft. (74.0 sq.m.) approx.



1ST FLOOR  
195 sq.ft. (18.1 sq.m.) approx.



TOTAL FLOOR AREA : 991 sq.ft. (92.1 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.  
Made with Metropix ©2023

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](http://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			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		62	82
England, Scotland & Wales			