



10 MONKWRAY BROW | WHITEHAVEN | CUMBRIA | CA28 9DT

PRICE £130,000



## SUMMARY

Occupying a lovely position, overlooking the town and the rugby ground, this detached bungalow will make a great place to downsize to. Backing onto woodland, it offers a good level of privacy and occupies a decent plot with lawn, hardstanding for a large shed and an inset drive at the front providing off road parking. The property is offered chain free and includes an entrance hall, a large L-shaped living/dining room, a fitted kitchen, two double bedrooms and a bathroom including bath plus separate shower. These bungalows on Monksway Brow are always popular so get your viewing booked fast!

EPC band TBC

## ENTRANCE HALL

A part glazed wooden door leads into hall with doors to bedrooms and bathroom plus a sliding door into living room. Two single radiators, access to loft space.

## LIVING/DINING ROOM

A spacious L shaped double aspect room with double glazed window to front, enjoying a view over the rugby ground and a double glazed window to side, both with fitted blinds. Brick fire surround with hearth, double and single radiators, coved ceiling, door into kitchen

## KITCHEN

Fitted range of base and eye level units with work surfaces, single drainer sink unit, space for cooker, washing machine and fridge freezer, double glazed window to rear with blinds, double radiator, part glazed PVC door to exterior

## BEDROOM 1

A double bedroom with double glazed window to front enjoying a view over rugby ground and with fitted blinds, radiator

## BEDROOM 2

A further double bedroom with double glazed window to rear, radiator

## BATHROOM

A spacious bathroom fitted with panel bath, separate shower enclosure with thermostatic shower unit, pedestal hand wash basin, and low level WC. Single radiator, tiled walls.



## EXTERNALLY

The property enjoys an elevated site with views over the town and the Rugby Ground. There is an inset drive at the front with steps leading up to a higher level garden laid to lawn and path to front door.

the rear garden is a decent size and backs onto trees. It is laid to lawn with a hardstanding for shed/greenhouse.

## 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: B

Tenure: Freehold

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

Fixtures & Fittings: None

Broadband type & speeds available: Standard 15Mbps / Superfast 80Mbps / Ultrafast 1800Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 25' indicates EE & Vodafone have good signal in and out. Others have good service outdoors but variable service inside

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 the left turn for Coach Road, turn right and immediately take a right hand fork to head up Monksway Brow rather than the Ginns to Kells Road. The property will be located on the right hand side.

What3Words: bottled.lifetimes.minerals



GROUND FLOOR  
715 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA: 715 sq.ft. (66.5 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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