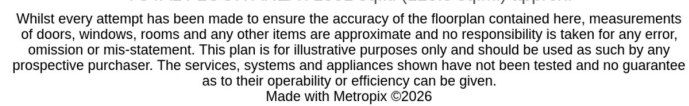




1ST FLOOR  
535 sq.ft. (49.7 sq.m.) approx.

2ND FLOOR  
504 sq.ft. (46.8 sq.m.) approx.



| Energy Efficiency Rating                    |   | Current | Potential |
|---------------------------------------------|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92+)                                       | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         | 79        |
| (55-68)                                     | D | 59      |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |

England, Scotland & Wales

EU Directive 2002/91/EC

EU



#### SUMMARY

This deceptively spacious period townhouse in the heart of the town has more than a few surprises up its sleeve and will make an extremely versatile home. Located close to all the cafes, restaurants, shops and bars, the property includes arched gated access to the side leading down to a parking area and courtyard from which the grassy banks of Bitter Beck can be reached and enjoyed. The period, characterful home benefits from an internal lift rising from the ground floor kitchen to a first floor utility room so can accommodate the elderly or less mobile and the accommodation includes a ground floor family room, spacious fitted kitchen, a first floor living room, study/bedroom 4, first floor utility/shower room and a gorgeous Victorian style bathroom. To the top floor there is a fabulous main bedroom with vaulted ceiling plus an en-suite shower room and two further bedrooms. As you can see this offers plenty of potential and is a great buy!

EPC band D

#### GROUND FLOOR ENTRANCE

A part glazed front door with crescent shape fanlight over leads into Family room

#### FAMILY ROOM

Triple width double glazed window to front with fitted modern shutters, double radiator, recess for bookshelves in former fireplace, door into kitchen

#### KITCHEN

Window to side, fitted range of base and wall units with mainly slate worktops, butler sink unit, eye level oven and integrated microwave, space for dishwasher, fridge and freezer, slate tiled flooring. Recently installed automated lift in one corner, rising to first floor room above. Double radiator, door to side lobby

#### SIDE LOBBY

Part glazed door to passageway and courtyard garden, patterned tiled floor, stairs to first floor

#### FIRST FLOOR LANDING

Doors to rooms, double radiator, cornice to ceiling, stairs leading up to second floor

#### LIVING ROOM

A charming room with sash window to front, fireplace with tiled insert, cornice and ceiling rose, double radiator, door to bedroom 4

#### BEDROOM 4

Sash window to front, feature exposed stone wall and exposed beams, double radiator, internal door to bathroom

#### BATHROOM

A fabulous Victorian style bathroom with sash window to rear, 'LeFroy Brookes' suite to include double ended clawfoot bath with shower attachment, pedestal hand wash basin and high level WC. extractor fan, chrome towel rail

#### UTILITY ROOM

Sash window to side, walk-in shower enclosure with thermostatic shower unit, single drainer sink unit with cupboards and worktop, space for washing machine, chrome towel rail, Velux window to side, double radiator, extractor fan. Automated lift in corner descending to ground floor room below.

#### SECOND FLOOR LANDING

Doors to rooms, double radiator, walk-in airing cupboard, access ladder to a generous loft room with Velux window to rear, which would make a good hobby space.

#### BEDROOM 1

A lovely room with vaulted ceiling and exposed beams, sash window to front, exposed stone feature wall, double radiator, loft storage cupboard, wood style flooring, door to en-suite

#### EN-SUITE SHOWER ROOM

Fitted shower cubicle with electric shower unit, hand wash basin, low level WC, extractor fan

#### BEDROOM 2

A double bedroom with sash window to front, double radiator, wood style flooring

#### BEDROOM 3

An L-shaped room with two double glazed windows to rear with a view out over Bitter Beck and the town. Built in wardrobes, part vaulted ceiling with exposed beams, double radiator

#### EXTERNALLY

A gated arch at the side of the property leads to a passage with door to side lobby, then opening into a courtyard area and a vehicle parking/turning area. Courtyard garden area with space for table and chairs plus potted plants. A gate in the rear wall opens onto the bank of Bitter Beck where there is a lawned area with space for seating where wildlife and the stream can be enjoyed. Please note, the adjoining properties 19 & 21b use the passage and courtyard and have the right of ingress & egress.

#### 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: 01900 828600

cockermouth@lillingtons-estates.co.uk

Council Tax Band: D

Tenure: 999 year Ancient leasehold. Statute Barred.

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

Fixtures & Fittings: Carpets, internal lift, integrated oven and microwave

Broadband type & speeds available: Standard 17Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 25' indicates 3 network has good service indoors but the others have variable service. All providers have good signal outside. The seller informs us they do get good EE service indoors

Planning permission passed in the immediate area: None known

The property is Grade II Listed. The listing concerns the roadside appearance of the property and the gated arch.

#### DIRECTIONS

From the town centre proceed along Main Street and over the river, turning right into Market Place. Continue along as the street becomes St Helens Street and the property will be located on the right hand side.

What3words: pocket.tins.wand

