

# PFK

33 Leathwaite, Whitehaven, Cumbria CA28 7UG

Guide Price: £220,000







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## 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. There are good bus and rail links in the town centre connecting it with neighbouring towns and employment centres along the west coast, and the delights of the Lake District National Park are also within easy reach.

## PROPERTY DESCRIPTION

This charming 3 bed semi-detached house is situated within a highly sought after estate on the outskirts of Whitehaven town centre. Ideal for families, it enjoys close proximity to local schools and a host of town centre amenities, offering convenience and ease of access to suit the most discerning buyer.

Boasting a warm and inviting atmosphere, the property features a spacious entrance hallway, lounge/diner, conservatory, modern kitchen and cloakroom/WC to the ground floor. To the first floor there are 3 generously sized bedrooms and a contemporary family bathroom. Externally, there is driveway parking to the front for 2 cars, an integral single garage and a lawned garden. The gardens to the rear are a particular highlight, spacious and thoughtfully designed they offer a large area of lawn perfect for children, and have been recently enhanced with a decked patio area complete with feature lighting, providing a lovely space for outdoor gatherings and relaxation.

With its desirable location and family friendly appeal, this home presents a wonderful opportunity for a host of buyers. Viewing is strongly encouraged.

## ACCOMMODATION

### Entrance Hall

Accessed via part glazed UPVC door with obscured glazed side panel. With stairs to the first floor, decorative coving, radiator, wood effect flooring, and doors leading to the lounge/diner and the kitchen.

### Lounge/Diner

7.35m x 4.10m (24' 1" x 13' 5") A bright and spacious reception room, with a large front aspect window and sliding patio doors to the rear giving access into the conservatory, decorative coving, gas fire set in a contemporary surround and two radiators.

### Conservatory

3.65m x 2.44m (12' 0" x 8' 0") Of dwarf wall construction and glazed to three sides with pitched roof, wood effect flooring and patio door giving access out to the rear gardens.

## Kitchen

2.8m x 3.07m (9' 2" x 10' 1") Fitted with a range of matching, contemporary wall and base units with complementary work surfacing, incorporating 1.5 bowl sink and drainer unit with mixer tap and tiled splashbacks. Integrated appliances include countertop mounted gas hob with extractor over, dishwasher and eye level double oven. Space for small dining table and chairs, radiator, wood effect flooring, rear aspect window overlooking the garden and door leading to the side porch.

## Side Porch

With doors to the cloakroom/WC, the integral garage and glazed UPVC door leading out to the gardens.

## Cloakroom/WC

1.65m x 1.63m (5' 5" x 5' 4") Fitted with close coupled WC and wash hand basin set on a vanity unit, decorative coving, wall mounted combi boiler, Victorian style radiator and obscured side aspect window.

## FIRST FLOOR LANDING

With decorative coving and loft access hatch, storage cupboard with radiator and power point, side aspect window and doors leading to the first floor rooms.

## Family Bathroom

1.69m x 2.72m (5' 7" x 8' 11") Fitted with a three piece suite comprising low level WC, wash hand basin and tiled, panelled bath with mains shower over. Decorative coving, part tiled walls and tiled flooring, Victorian style radiator and rear aspect obscured window.

## Bedroom 2

3.13m x 3.42m (10' 3" x 11' 3") A rear aspect double bedroom enjoying views over the garden. With decorative coving and radiator.

## Bedroom 1

4.13m x 3.57m (13' 7" x 11' 9") A front aspect double bedroom with views over Whitehaven, decorative coving and radiator.

## Bedroom 3

2.31m x 2.57m (7' 7" x 8' 5") Currently utilised as a dressing room, but with ample space to accommodate a single or a small double bed. With decorative coving, fitted wardrobes to one wall, radiator and front aspect window.

### EXTERNALLY

## Gardens and Parking

To the front of the property, there is a lawned garden and offroad parking for two cars on the driveway leading to the integral garage. Side access leads to the enclosed, recently landscaped rear gardens with a large section of lawn perfect for children to play and rockery borders. The rear garden has also been recently enhanced with an elevated decked patio area with feature lighting and summer house.

## Garage

5.04m x 2.7m (16' 6" x 8' 10") With up and over door, power and lighting.

### ADDITIONAL INFORMATION

## Tenure & EPC

The tenure is freehold.  
The EPC rating is C.

## 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 : Naphens 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

Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band C

Viewing: Through our Cokermonth office, 01900 826205.


Directions: The property can be located using the postcode CA28 7UG and identified by a PFK for sale board. Alternatively by using what3words///amicably.slouched.tutored





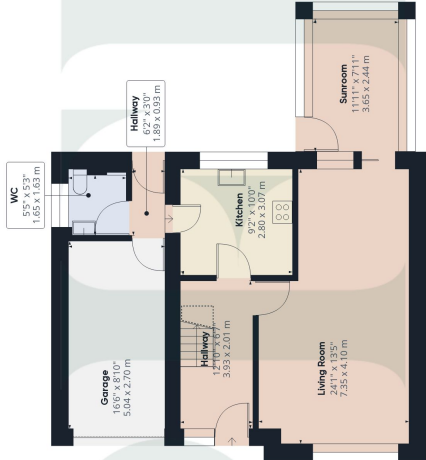


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

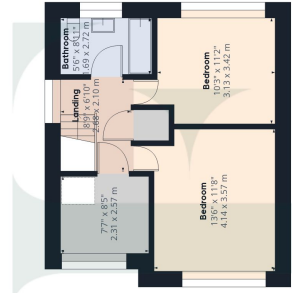


**Approximate total area<sup>(1)</sup>**  
1251.05 ft<sup>2</sup>  
116.23 m<sup>2</sup>

**Reduced headroom**  
13.99 ft<sup>2</sup>  
1.3 m<sup>2</sup>



Floor 0



Floor 1

(1) Excluding balconies and terraces

E: Reduced headroom (Below 1.5m/4.92ft)

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.

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