



72 HERDUS ROAD | WHITEHAVEN | CUMBRIA | CA28 8BX

PRICE £155,000





## SUMMARY

What a stunner! This heavily extended semi detached home is located in a popular road and is one of those houses that you'll fall in love with in seconds due to its elegant feminine feel! Well set back from the road and enjoying a mature landscaped garden perfect for those green-fingered buyers, the property now includes an entrance hall, a living room with striking bay window, a recently fitted stylish kitchen which opens into a delightful breakfast area, a useful utility room, a sitting room which opens into a conservatory, three bedrooms and a gorgeous first floor shower room. Look through the photos or watch the video and you'll see that you need to book a viewing straight away before someone else secures this!

EPC band TBC

## GROUND FLOOR ENTRANCE HALL

A part double glazed door leads into hall with doors to rooms, stairs to first floor with runner, under stairs cupboard, radiator with cover, dado rail, wood style flooring.

## LIVING ROOM

A lovely room with double glazed bay window to front and fitted shutters, cast iron style fireplace with gas fire, double radiator, dado rail, coved ceiling

## KITCHEN

Fitted in a stylish modern range of base and wall mounted units with granite work surfaces, Belfast sink unit, tiled splashbacks, gas hob with oven and extractor, integrated slimline dishwasher and fridge, double glazed window to rear, under stairs storage cupboard, wood style flooring, open into breakfast room and door to sitting room

## BREAKFAST ROOM

Housed in a side extension and with double glazed French doors to rear into garden, space for table and chairs, radiator, Velux window to side, door to utility room

## UTILITY ROOM

Double glazed window to front, fitted cupboards and work surfaces, single drainer sink unit, space for washing machine and freezer, Velux window to side, double radiator

## SITTING ROOM/CONSERVATORY

A useful extra reception area which has an opening into a conservatory with polycarbonate roof, space for sofa and chairs, two radiators, door into garden

## FIRST FLOOR LANDING

Double glazed window to side, access to loft space, doors to rooms

## BEDROOM 1

Double glazed bow window to front with shutters, radiator, two built in wardrobes, two built in storage cupboards

## BEDROOM 2

Double glazed window to rear, double radiator, built in wardrobe

## BEDROOM 3

Double glazed window to front with shutters, radiator

## SHOWER ROOM

Double glazed window to rear, double shower enclosure with thermostatic twin head shower unit, pedestal hand wash basin, low level WC. Panelling to half wall height, radiator/towel rail unit, wood style flooring

## EXTERNALLY

To the front the property benefits from a tiered paved garden area with railings and steps leading up to front door. The rear garden is delightful and is a decent size, planted in a cottage style and of a mature nature. to the rear of the conservatory is a patio terrace and steps lead up from here through a natural trellis arch to a paved seating area with dwarf retaining wall and integral seating. The surrounding gardens are planted with trees and various bushes.

## 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: A

Tenure: Freehold

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

Fixtures & Fittings: Carpets, oven hob and extractor, integrated slimline dishwasher and fridge

Broadband type & speed: Standard 22Mbps

Known mobile reception issues: All providers ok outdoors. All have limited service indoors

Planning permission passed in the immediate area: None known

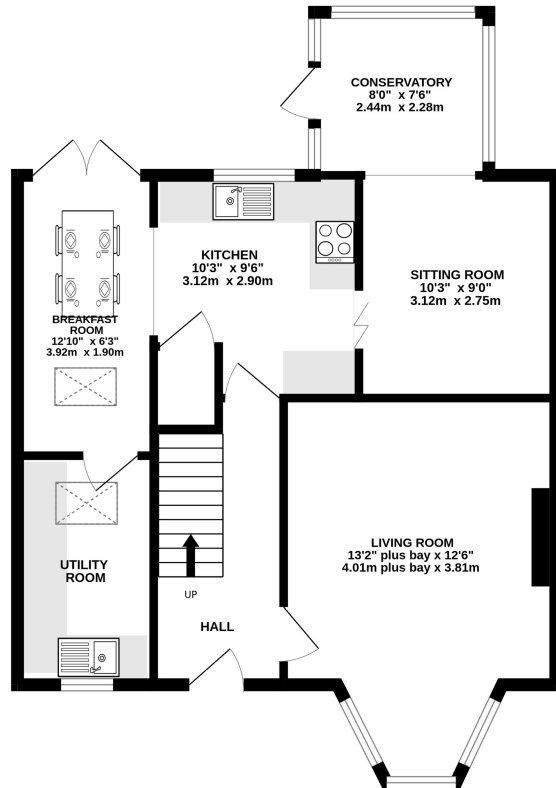
The property is not listed

## DIRECTIONS

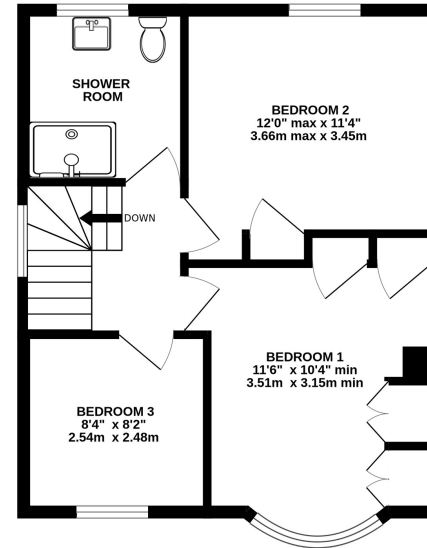
From the town centre head up Inkerman Terrace past McDonalds. At the traffic lights turn right onto the A595 heading south. Cross the roundabout and turn right into Meadow Road heading downhill then turning right again into Tomlin Avenue. Follow the road round a left hand bend and turn left into Herdus Road where the property will be located on the left hand side.



GROUND FLOOR  
657 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR  
441 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 1098 sq.ft. (102.0 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 ©2024

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.