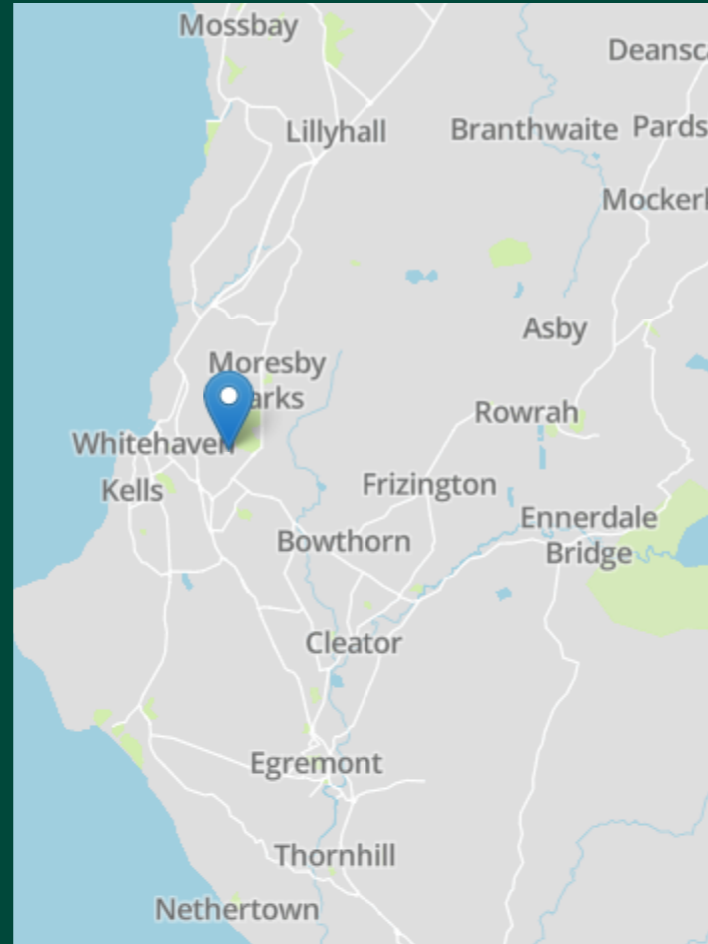


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Floor 0

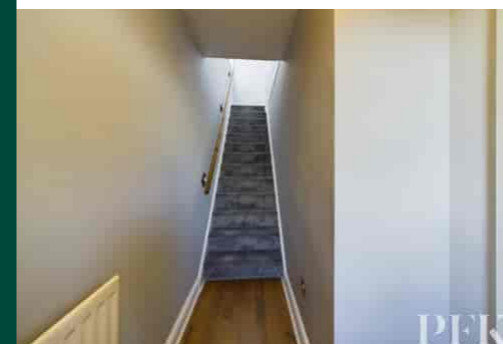
Floor 1

Approximate total area⁽¹⁾
725.22 ft²
67.37 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



1 Winchester Drive, Whitehaven, Cumbria, CA28 6XS

- 3 bed semi det house
- Well presented
- Large corner plot
- Tenure: freehold
- Great starter home or for young families
- Council Tax: Band B
- EPC rating - D

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:
 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
 2: No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
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LOCATION

The property is well located in one of Whitehaven's most popular residential areas, close to the town and an excellent range of amenities including schools, shops and leisure facilities. There are excellent road and bus links with a railway station also in the town centre serviced by the Cumbrian coastal rail line.

PROPERTY DESCRIPTION

A superbly positioned 3 bed semi detached house occupying a large corner plot on a popular residential estate in Whitehaven, close to town and amenities, including primary and secondary schools and ready to move into.

This lovely property is presented for sale in good order throughout and presents a great opportunity for first time buyers and young families, with excellent scope for future extension to increase the living space if required, subject to the appropriate permissions being obtained.

In brief comprising entrance hallway, lounge and contemporary dining kitchen to the ground floor with three well appointed bedrooms and family bathroom to the first floor. Externally, the property benefits from having a corner plot on the estate and boasts off road parking for 2-3 cars, including a single detached garage, with low maintenance gardens to the front and rear, with the latter fully enclosed and providing a great space for families and children.

Strong levels of interest are expected in the property, early viewing is therefore essential to avoid disappointment.

ACCOMMODATION

Entrance Hall

Accessed via part glazed UPVC front door. With stairs to first floor, wood effect flooring and door to lounge.

Lounge

4.53m x 3.57m (14' 10" x 11' 9") With decorative coving, electric fire set in a contemporary surround with matching hearth and backplate, radiator, wood effect flooring, front aspect window and door to kitchen/diner.

Kitchen/Diner

3.29m x 4.55m (10' 10" x 14' 11") Fitted with a range of matching wall and base units with complementary laminate work surfacing, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and contrasting red tiled splashbacks. Integrated electric oven with gas hob and extractor over, fitted dishwasher, plumbing for washing machine and space for large fridge freezer. Ample space for dining table and chairs, decorative coving, useful understairs cupboard, radiator, tile effect flooring, rear aspect window and UPVC door leading out to the garden.

FIRST FLOOR LANDING

With storage cupboard, loft hatch, window and doors to first floor rooms.

Bathroom

1.63m x 1.87m (5' 4" x 6' 2") Fitted with a three piece suite comprising close coupled WC, wash hand basin and panelled bath with central mixer tap, tiled walls, radiator and obscured window.

Bedroom 2

3.47m x 2.58m (11' 5" x 8' 6") A rear aspect double bedroom with radiator.

Bedroom 1

4.37m x 2.67m (14' 4" x 8' 9") A generous double bedroom with decorative coving, window, radiator and fitted wardrobes to one wall with mirror fronted doors.

Bedroom 3

2.62m x 1.76m (8' 7" x 5' 9") With decorative coving, window, radiator and laminate flooring.

EXTERNALLY

Gardens and Parking

The property benefits from a larger than average corner plot on the estate with offroad parking to the front for two to three cars leading to the detached garage and a lawned garden. Side access leads to a good sized, enclosed rear garden, laid mainly to lawn with two patio areas.

Garage

Detached single garage with up and over door.

ADDITIONAL INFORMATION

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 : Napthens 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 2022 was £260.48; 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

Services: 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.

Viewing: Through our Cockermouth office, 01900 826205.

Directions: The property can be located using the postcode CA28 6XS and identified by a PFK 'For Sale' board. Alternatively by using What3Words///legroom.lease.than

