



29 BERWICK STREET | WORKINGTON | CUMBRIA | CA14 3EN

PRICE £110,000







## SUMMARY

This elegant bay fronted terrace property is offered for sale with no onward chain and will make an amazing home! Located in a hugely popular part of town the accommodation includes a lovely entrance hall, a generous double aspect living/dining room with bay window, a large stylish kitchen, a useful ground floor utility and a ground floor WC. To the first floor there are two double bedrooms along with a fantastic bathroom with both a roll top bath and a separate shower enclosure and to the top floor there is a decent attic room. What a great home and a great buy too at this price!

EPC band E



## GROUND FLOOR ENTRANCE VESTIBULE

A double glazed door leads into vestibule with part glazed door to hall.

## ENTRANCE HALL

Doors to rooms, stairs to first floor, radiator with cover

## LIVING/DINING ROOM

Living area with double glazed bay window to front with blinds, gas fire with surround and hearth, coved ceiling, radiator, open to dining room. The dining area has space for table and chairs, double glazed window to rear, double radiator, coved ceiling, door to kitchen

## KITCHEN

Double glazed window to side, recently fitted in a range of base and wall mounted units with work surfaces, single drainer sink unit, gas hob with oven and extractor, space for fridge freezer, LED kickboard lighting, under stairs storage cupboard, double radiator, wood style flooring, door to utility room

## UTILITY ROOM

Part glazed door into yard, wall mounted boiler, fitted cupboards and work surface, sink unit, space for washing machine and tumble dryer, extractor, door to WC

## GROUND FLOOR WC

Double glazed window to side, low level WC

## FIRST FLOOR LANDING

Doors to rooms, access to loft space, stairs to second floor level, under stairs cupboard



## BEDROOM 1

Double glazed window to front, double radiator, coved ceiling

## BEDROOM 2

Double glazed window to rear, double radiator, coved ceiling

## BATHROOM

A double aspect room with double glazed windows to side and rear, freestanding roll top bath with shower attachment, separate quadrant shower enclosure with electric shower unit, pedestal hand wash basin, low level WC. Wood style flooring, double and single radiators, tiling to half wall height, extractor fan

## SECOND FLOOR ATTIC ROOM

Vaulted ceiling with Velux window to rear, two eaves cupboards, radiator

## EXTERNALLY

The property has a compact front garden area with path leading to front door. At the rear is an enclosed yard with rear access gate.

## 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 606006

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

The property is not listed

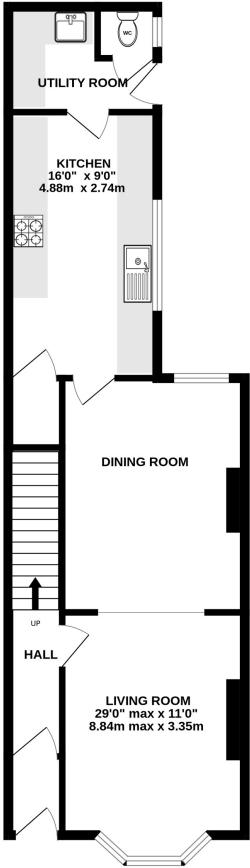
## DIRECTIONS

From the town centre head to the Washington Central hotel and turn right onto Washington Street. At the mini roundabout by Kwik Fit turn right onto Harrington Road and take a left turn into Mason Street. Take the second turning left into Berwick Street and the property will be situated on the left hand side.

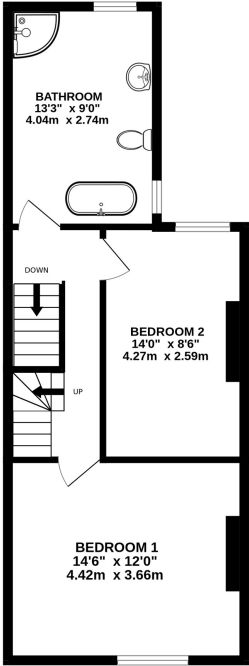




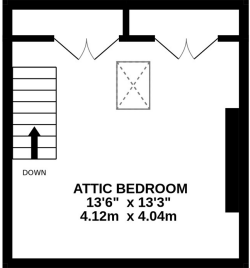
GROUND FLOOR  
591 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



2ND FLOOR  
216 sq.ft. (20.1 sq.m.) approx.



TOTAL FLOOR AREA : 1288 sq.ft. (119.7 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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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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	49	70
EU Directive 2002/91/EC		