



31 BEDFORD STREET | HENSINGHAM | WHITEHAVEN | CA28 8QN

PRICE £120,000





SUMMARY

This semi detached traditional house sure does tick a lot of boxes!! This really is a wonderful home and includes a lovely living/dining room, an extended modern kitchen/breakfast room, a generous ground floor bathroom with bath and separate shower, three decent first floor bedrooms (no attic rooms here) and a low maintenance courtyard garden. There is also a fantastic basement hobby room and a single garage! When you consider that you get all that for such a reasonable price you know that you need to react quick and get a viewing booked in...

EPC band D

GROUND FLOOR ENTRANCE VESTIBULE

A part glazed door leads into vestibule with a part glazed door to living room, wood style flooring

LIVING AREA

Double glazed window to front, cast iron fire surround with living flame fire, door to stairs which rise to first floor landing, open to dining room

DINING ROOM

Door to kitchen, space for family table and chairs, radiator, door leading to stairs down to basement room

KITCHEN/BREAKFAST ROOM

Enlarged and fitted in a range of base and wall mounted units with work surfaces, single drainer sink unit, space for 900mm range cooker, space for washing machine and fridge freezer, slimline dishwasher, wall mounted combi boiler, double glazed window to side, part glazed door to garden, radiator, space for bistro table and chairs, door to bathroom

GROUND FLOOR BATHROOM

Double glazed window to rear, panel bath with shower attachment, separate quadrant shower enclosure with thermostatic shower unit, pedestal hand wash basin, low level WC. Extractor fan, double radiator, tiled walls, tile effect flooring

BASEMENT LEVEL BASEMENT ROOM

A fantastic hobby space or reading room with double glazed window to side, meter cupboard, space for desk and sofa

FIRST FLOOR LANDING

Doors to rooms, radiator, built in cupboard, access to loft space

BEDROOM 1

Double glazed window to front, built in wardrobes along one wall, radiator

BEDROOM 2

Double glazed window to rear, double and single radiator

BEDROOM 3

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

EXTERNALLY

The property benefits from an enclosed frontage with steps leading up to front door.

At the side a shared access drive leads down the side of the house and branches off to a single garage with wooden doors

To the rear is a courtyard style garden with ample space for chairs and potted plants.

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

Council Tax Band: A

Tenure: Freehold

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

Fixtures & Fittings: Carpets

The property is not listed

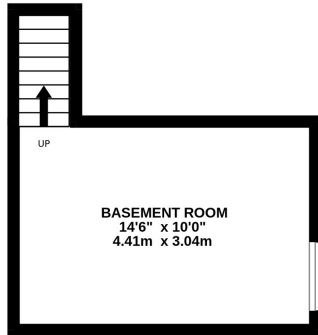
DIRECTIONS

From the town centre head up Inkerman Terrace past McDonalds and up to the traffic lights, turning right onto the A595. Immediately turn left and follow the road into Hensingham to a mini roundabout. Proceed straight across here and take a left turn into Bedford Street where the property will be situated on the right hand side.

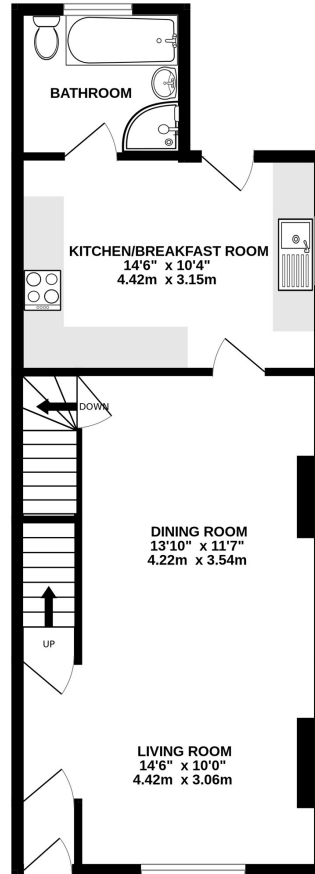




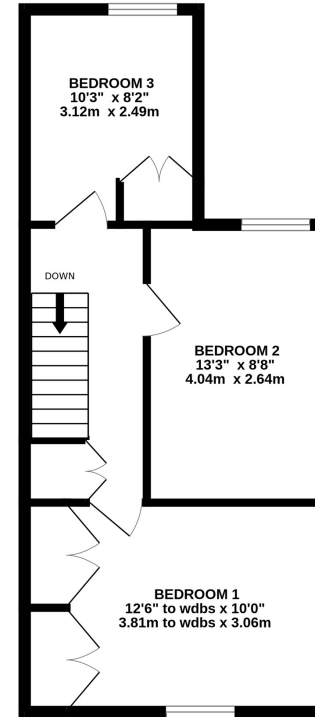
BASEMENT
160 sq.ft. (14.9 sq.m.) approx.



GROUND FLOOR
545 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 1130 sq.ft. (105.0 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.
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www.lillingtons-estates.co.uk

58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			