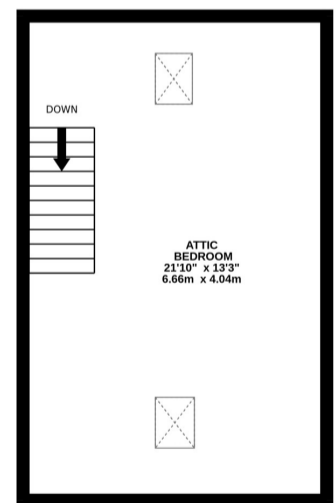
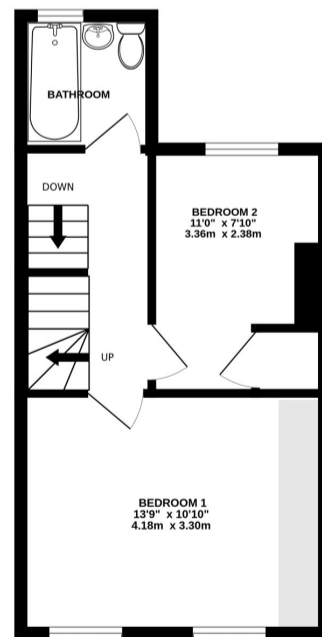
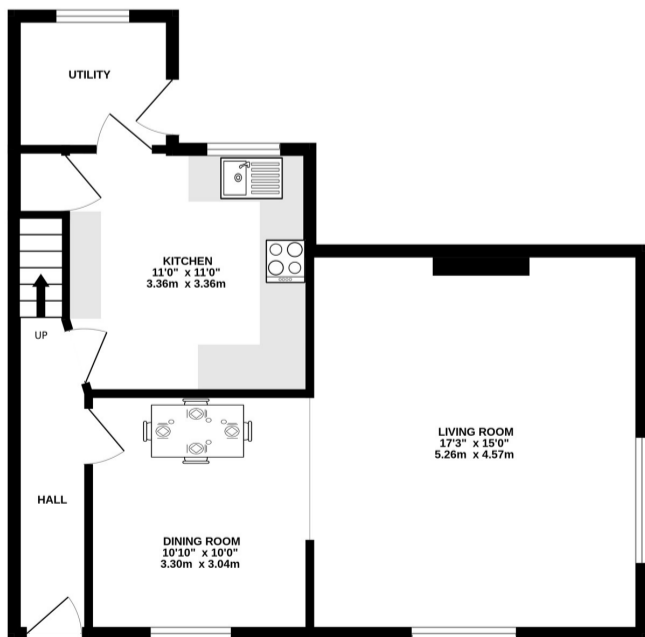




GROUND FLOOR
590 sq.ft. (54.8 sq.m.) approx.

1ST FLOOR
331 sq.ft. (30.8 sq.m.) approx.

2ND FLOOR
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 1221 sq.ft. (113.4 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+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



SUMMARY

Ideally positioned for access to town and the marina, plus with The Sunny Hill pub close by, this generous traditional home is sure to be popular. The deceptively spacious end terrace property is offered for sale in great order throughout and includes an entrance hall, a large double aspect living room, a separate dining room, a modern kitchen/breakfast room, a utility room, two first floor bedrooms plus a contemporary first floor bathroom and finally a large attic bedroom to the top floor with views over the harbour from the rear facing Velux window. In addition there is a decent courtyard garden at the rear with rear access gate. A fabulous house for the money!

EPC band E

GROUND FLOOR
ENTRANCE HALL

A part glazed PVC door leads into hall with doors to dining room and kitchen, stairs to first floor, double radiator

DINING ROOM

Double glazed window to front, double radiator, coved ceiling, space for table and chairs, opening to living room

LIVING ROOM

A large double aspect room with double glazed windows to front and side, double radiator, electric fire with surround, coved ceiling, space for study area if desired

KITCHEN

Fitted in a modern range of base and wall mounted units with work surfaces, single drainer sink unit, electric hob with extractor and eye level oven, space for fridge freezer, breakfast bar, integrated dishwasher, double glazed window to rear, under stairs storage cupboard, double radiator, door to utility

UTILITY ROOM

Double glazed window to rear, part glazed door to side, space for washing machine and tumble dryer

FIRST FLOOR

LANDING

Doors to first floor rooms, stairs continue to Attic bedroom

BEDROOM 1

Two double glazed windows to front, built in wardrobe carcasses with drawers and hanging rails, double radiator, wood style flooring

BEDROOM 2

Double glazed window to rear with a view over rooftops of the sea, built in cupboard, double radiator, wood style flooring

BATHROOM

Double glazed window to rear, panel bath with thermostatic shower unit, hand wash basin with cupboards under, low level WC. LED wall mirror, chrome towel rail, stone style tiling to walls

SECOND FLOOR
ATTIC BEDROOM

Stairs lead up into a generous room, used as a bedroom with vaulted ceiling and exposed purlins, two Velux windows, double radiator

EXTERNALLY

To the rear there is a generous courtyard style garden with rear access gate and laid to paving, steps lead up to utility room door. There appears to be ample on road parking option for residents including an area directly beside the house.

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, hob oven and extractor, integrated dishwasher

Broadband type & speed: Standard 16Mbps/Superfast 66Mbps/Ultrafast 1000Mbps

Known mobile reception issues: All providers ok

Planning permission passed in the immediate area: None known

The property is not listed

DIRECTIONS

From the town centre head up on Wellington Row passing the Junior school and under the right hand fly-over tunnel towards Harras Moor. Take the second turning left into Victoria Place and the property will be situated on the right hand side.

