



27 TOMLIN AVENUE | WHITEHAVEN | CUMBRIA | CA28 8BP

PRICE £97,000



Lillingtons
Estate Agents



SUMMARY

This semi detached home in Tomlin Avenue is offered for sale with no onward chain and presents an opportunity to get on the ladder with an affordable family home, located in a good area and with the benefit of a drive for parking. The accommodation includes an entrance hall, living room, separate dining room, fitted kitchen, a useful ground floor WC, three bedrooms and a first floor bathroom. There is a front garden to the side of the drive, and a decent size rear garden too.

EPC band C

GROUND FLOOR ENTRANCE HALL

A part glazed door leads into hall with stairs to first floor, under stairs cupboard, double radiator, door to living room

LIVING ROOM

Double glazed window to front, double radiator, gas fire with surround and hearth, coved ceiling, sliding doors into dining room

DINING ROOM

Double glazed window to rear with blinds, tiled flooring, radiator, space for table and chairs, sliding doors to kitchen

KITCHEN

Double glazed window to rear, fitted range of base and wall mounted units with work surfaces, single drainer sink unit with splashbacks, electric hob with extractor over, eye level double oven, space for fridge freezer and washing machine, mini breakfast bar, radiator, storage cupboard, tile effect flooring, part glazed door to side porch.

SIDE PORCH

Sliding door to a useful store room, door to WC, further door to garden

GROUND FLOOR WC

Window to side, low level WC.

FIRST FLOOR LANDING

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

BEDROOM 1

Double glazed window to front, radiator, two built in cupboards

BEDROOM 2

Double glazed window to rear, radiator, built in cupboard, wood style flooring

BEDROOM 3

Double glazed window to front, radiator

BATHROOM

Double glazed window to rear, panel bath with electric shower unit, hand wash basin, high level WC. Double radiator, tiled areas.

EXTERNALLY

The property has a nice front garden laid to lawn with hedge border with flowering plants and path to front door. A drive provides inset off road parking and a door on the side opens into a garden store. The rear garden is laid to lawn with patio, greenhouse and mature plants to borders.

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, oven hob and extractor, greenhouse
Broadband type & speed: Standard 5Mbps/Superfast 80Mbps
Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates all providers have service outdoors. EE has no service indoors and the rest have limited service inside.

Planning permission passed in the immediate area: None known

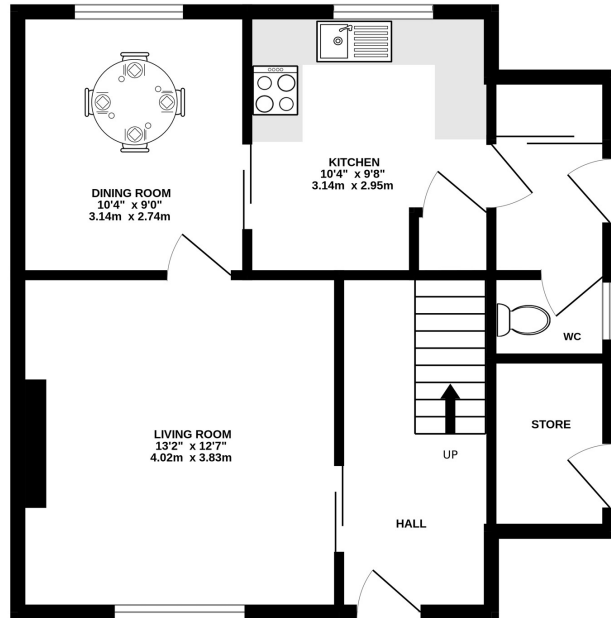
The property is not listed

DIRECTIONS

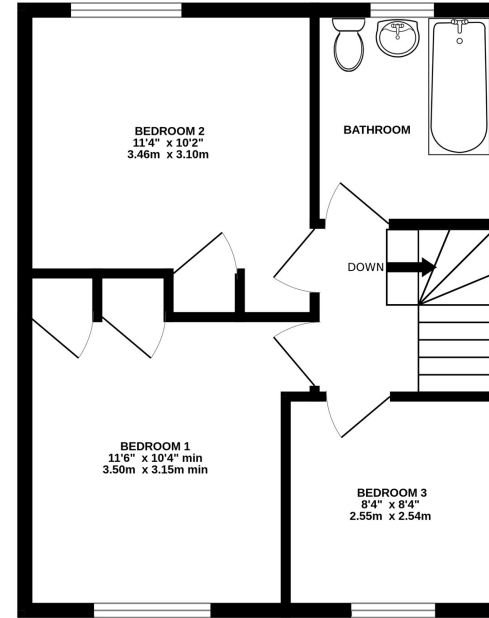
From Whitehaven head south on the A595 towards Egremont. Pass over the roundabout for the hospital and turn right into Meadow road. Proceed downhill and turn right into Tomlin Avenue where the property will be situated on the left hand side.



GROUND FLOOR
514 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 951 sq.ft. (88.3 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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58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			