



49 SCOTCH STREET | WHITEHAVEN | CUMBRIA | CA28 7PT

PRICE £83,500





SUMMARY

What a nice surprise we had on walking through the door of this town centre ground floor apartment! Not only is the location highly convenient with shopping, bars and the marina close at hand, but the property has been comprehensively refurbished to a high standard and is literally ready to move straight in to! The accommodation includes an entrance hall, a generous living/dining room with space for full size table, a newly fitted stylish kitchen, a fantastic bathroom with modern suite including bath plus a separate shower enclosure, and two stylish double bedrooms. Whether this is an investment purchase or a single level home to downsize to, it ticks a lot of boxes and is sure to go fast!...

EPC band D

COMMUNAL HALL

A security door at the front of the block leads into a hall with door into the apartment

ENTRANCE HALL

Part double glazed PVC front door and doors to other rooms, radiator, wood style flooring

LIVING/DINING ROOM

A generous open plan room with living and dining areas, double glazed window to front, double radiator, coved ceiling, wood style flooring, space for family size table

KITCHEN

Fitted in a modern range of base and wall mounted work surfaces with wood effect worktops, single drainer sink unit with tiled splashback, electric hob with oven and extractor fan, space for washing machine and fridge freezer, cupboard housing combi boiler, further built in cupboard, double glazed window to rear, wood style flooring

BEDROOM 1

A double bedroom with double glazed window to front, radiator, coved ceiling, wood style flooring

BEDROOM 2

A further double bedroom with double glazed window to rear, radiator, coved ceiling, wood style flooring

BATHROOM

Double glazed window to rear, fitted modern suite including panel bath, separate shower enclosure with thermostatic shower unit, mini hand wash basin with cupboard under, low level WC. Tiled walls and floor, towel rail, extractor fan

EXTERNALLY

To the front there is an open area of lawn with path to communal entrance door and to the rear there is a shared courtyard with drying lines and a storage shed for each apartment.

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: Leasehold

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

Fixtures & Fittings: Carpets, oven hob and extractor

Broadband type & speed: Standard 17Mbps/Superfast 71Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates all providers have signal outside. O2 and Vodafone

have service indoors but the others have limited service indoors

Planning permission passed in the immediate area: None known

The property is not listed

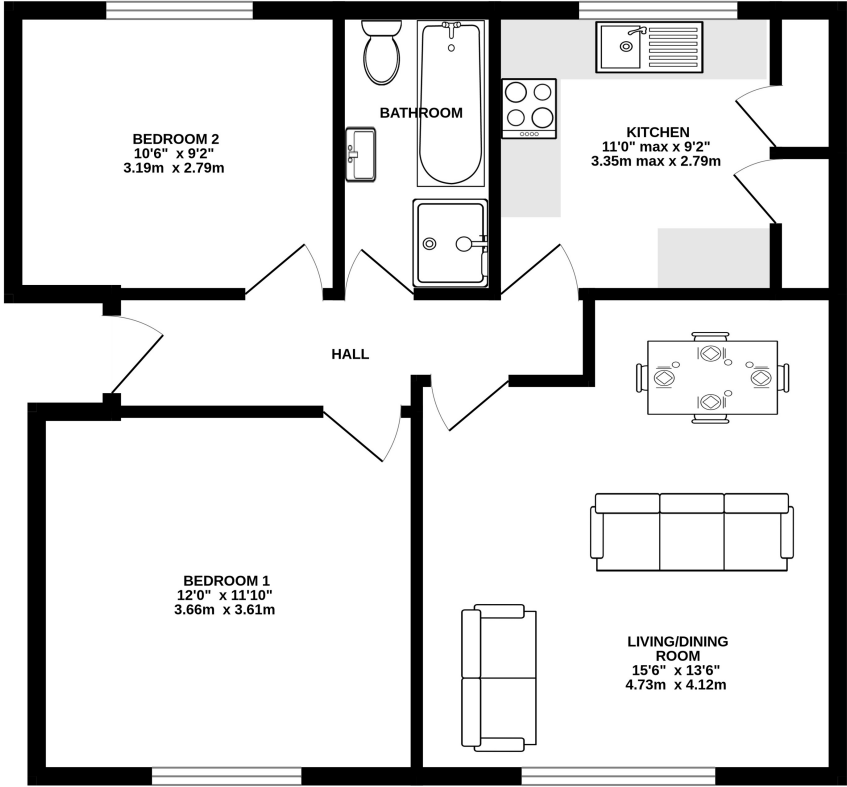
DIRECTIONS

From the office proceed down New Street and turn right at the T-Junction by the Jacket Potato shop. Continue straight on as the road merges from the left and at the sharp right bend in the road turn left uphill onto Scotch Street. The block where No. 49 is situated is on the right hand side at the top of the road.





GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 632 sq.ft. (58.7 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.

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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			