



22 WHINLATTER GARDENS | WORKINGTON | CUMBRIA | CA14 2UA

PRICE £192,000





SUMMARY

This modern three storey townhouse offers a surprising amount of accommodation and enjoys a generous plot, with a rather lovely garden to the rear. Offered for sale in excellent order, the accommodation includes a large entrance hall with stairs leading up to first floor landing, a light and airy living room with French doors and Juliette balcony, an open plan kitchen/dining room, first floor WC, three second floor bedrooms, the main one having an en-suite shower room and finally a modern family bathroom. The integral garage has a drive to the front for two vehicles and the generous garden at the rear includes decking, lawn and a number of tiered flower beds at the end with a garden shed. This is a really lovely low maintenance family home!

EPC band C

GROUND FLOOR ENTRANCE HALL

A part glazed PVC front door leads into a spacious hall with stairs to first floor, two useful storage cupboards

FIRST FLOOR LANDING

Doors to rooms, stairs continue to second floor landing

LIVING ROOM

A light and airy living room with double glazed French doors to front and Juliette balcony, double glazed window to front, radiator

KITCHEN/DINING ROOM

A generous open plan room with a kitchen area fitted in a range of base and wall mounted units with work surfaces, single drainer sink unit with splashback, gas hob with oven and extractor, space for washing machine and fridge/freezer, double glazed window to rear, wall mounted boiler, wood style flooring. Dining area with space for table and chairs, radiator, sliding patio doors lead into garden

FIRST FLOOR WC

With hand wash basin, low level WC, radiator, extractor fan

SECOND FLOOR LANDING

Doors to rooms, double glazed window to side on stairs

BEDROOM 1

Double glazed window to front, double radiator, door to en-suite

EN-SUITE SHOWER ROOM

Double glazed window to front, double width shower enclosure with electric shower unit, hand wash basin, low level WC. Double radiator, extractor fan

BEDROOM 2

Double glazed window to rear, double radiator

BEDROOM 3

Double glazed window to rear, radiator, wood style flooring

BATHROOM

Fitted with panel bath with shower attachment, pedestal hand wash basin, low level WC. Extractor fan, radiator

EXTERNALLY

To the front a paved drive leads to integral garage with up and over door, power and light connected. The rear garden is generous in size and immaculately maintained, including a large decking area with planted borders, a raised area of lawn and four tiers in sloping end, each planted with flower beds and borders. The top section of tiering includes a useful garden shed.

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: C

Tenure: Freehold

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

Fixtures & Fittings: Carpets, oven hob and extractor, garden shed

Broadband type & speeds available: Standard 16Mbps / Superfast 80Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates EE, 3 and Vodafone have good signal inside and out. O2 has signal outside but variable signal indoors

Planning permission passed in the immediate area: None known

The property is not listed

Agents note: A service charge is payable, which is currently £20.89 PCM or £251.00 per annum.

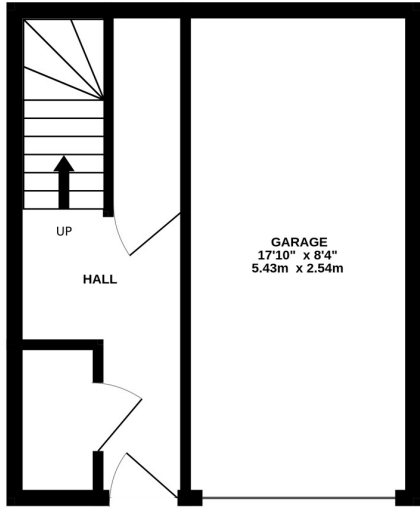
DIRECTIONS

From the town centre turn down Gray Street by Weatherspoons and at the end of the road turn left onto Harrington Road. Take the next right onto Mason Street and follow to the end of the road, turning right at the T-junction onto Honister Drive, then right again into Whinlatter Gardens. The property will be located on the right hand side.





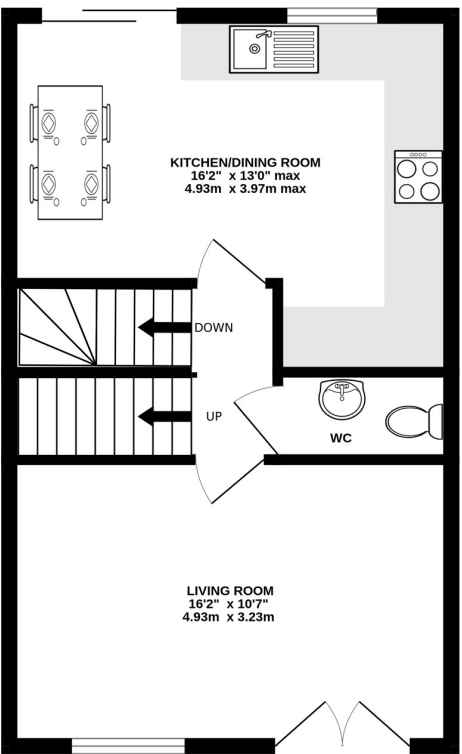
GROUND FLOOR
260 sq.ft. (24.2 sq.m.) approx.



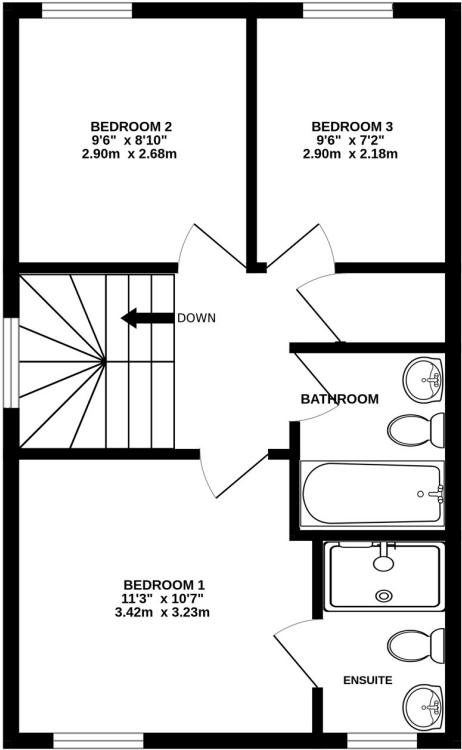
TOTAL FLOOR AREA : 1123 sq.ft. (104.3 sq.m.) approx.

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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1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.



2ND FLOOR
431 sq.ft. (40.1 sq.m.) approx.



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	7785
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		