



33 NORTH ROW | WHITEHAVEN | CUMBRIA | CA28 9AT

PRICE £97,000





## SUMMARY

Sitting pretty high on the sea cliffs and enjoying simply stunning elevated views out over the sea to Scotland (plus a stones throw from the picturesque coastal footpath) this beautifully maintained terraced house is a real joy. Lovingly improved by the owner it includes a stylish living room, a separate dining room, a large 20' long modern kitchen with handy breakfast bar, two double bedrooms with sea views at the front, plus a stylish first floor bathroom. If that weren't enough to tempt you there is a rather charming yard at the rear and a rented garage plot with single garage at the back which is we believe is transferable to the new owner!

EPC band D

## GROUND FLOOR ENTRANCE HALL

A part double glazed PVC door leads into hall with stairs to first floor, wooden door into living room, tiled flooring

## LIVING ROOM

Double glazed window to front, double radiator, wood burning stove in chimney breast, open into dining room

## DINING ROOM

Double glazed window to rear, space for table and chairs, under stairs storage cupboard, double radiator, wood style flooring, door to kitchen

## KITCHEN

Fitted range of base and wall mounted units with wood style work surfaces, single drainer sink unit with flexi-tap, gas hob with extractor, eye level oven, integrated fridge freezer and washing machine, fitted tumble dryer, step up to breakfast bar area, two electric kick board heaters, two double glazed windows to side, part double glazed door to yard.

## FIRST FLOOR

### LANDING

Modern wooden doors to rooms

### BEDROOM 1

Double glazed window to front with sea views, double radiator, built in cupboard over stairs, access to loft space

### BEDROOM 2

Double glazed window to rear, double radiator

## BATHROOM

Double glazed window to rear, panel bath with thermostatic twin head shower unit and curved screen, pedestal hand wash basin, low level WC. Chrome towel rail, tiling to splash areas, wood style flooring



## EXTERNALLY

To the rear of the property is an enclosed yard with a rear gate leading out onto a back lane. to the far side of the lane is a single garage, built on a rented plot. We understand this plot can be transferred to the new owners. At the front there is access in a wall onto the coastal footpath running to the marina or to the Sandwith Lighthouse.

## 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](mailto: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, fitted tumble dryer, integrated fridge freezer and washing machine

Broadband type & speed: Standard 7Mbps / Superfast 67 Mbps

Known mobile reception issues: No networks have any data service. O2 and Vodafone may also have limited call service.

Planning permission passed in the immediate area: None known

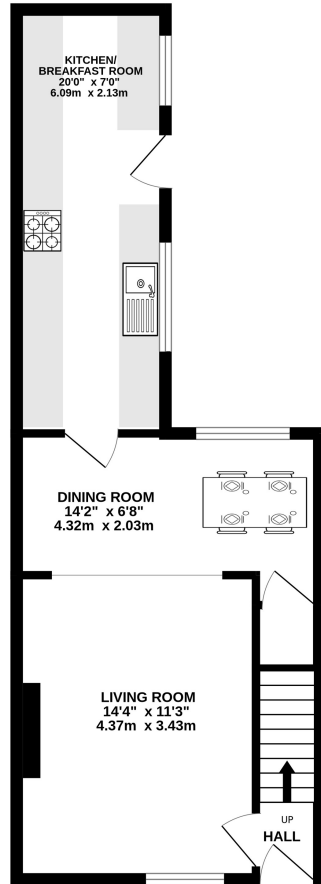
The property is not listed

## DIRECTIONS

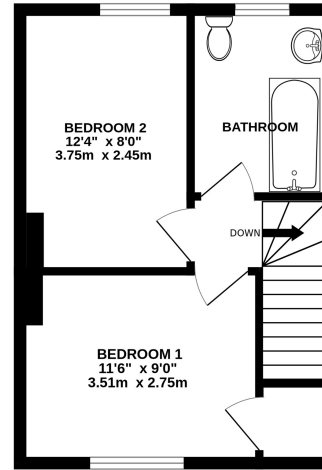
From the town centre head out on St Bees Road passing Asda and after passing Coach Road on the left, turn right uphill on the Ginns to Kells Road. At the top of the hill turn right in front of the church onto High Road and take the 3rd turning on the left into North Row. The property will be situated on the left hand side towards the end of the street.



GROUND FLOOR  
435 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR  
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 743 sq.ft. (69.0 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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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](http://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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			83