



19 THORNTON ROAD | WHITEHAVEN | CUMBRIA | CA28 6UW

PRICE £185,000



Lillingtons
Estate Agents



SUMMARY

This lovingly maintained semi detached home is nicely positioned at the end of a walkway, allowing privacy to the front and is accessed via the rear with garage behind the house. Perfectly located to all the local schools, swimming pool and the Spa/Petrol station, this will make a fantastic family home and is offered with no onward chain, including an entrance hall, a lovely living room, a modern kitchen/dining room, a useful utility room, three bedrooms and first floor bathroom. There is a well tended garden with lawn and patio to the rear, plus that handy garage.

EPC band D

GROUND FLOOR

ENTRANCE HALL

A part glazed PVC front door leads into hall with door to living room, stairs to first floor, radiator, wood style flooring

LIVING ROOM

Double glazed window to front, gas fire with surround and hearth, coved ceiling, double radiator, wood style flooring, door to kitchen

KITCHEN/DINING ROOM

Fitted modern range of base and wall mounted units with granite work surfaces, inset sink unit with tiled splashbacks, electric hob with extractor, integrated wine cooler, oven, microwave and fridge freezer, space for table and chairs, double radiator, double glazed window to rear, double glazed French doors to garden, under stairs storage cupboard, door to side porch

SIDE PORCH

Double glazed window to side, part glazed door to garden, door to utility

UTILITY

Double glazed window to front, space for washing machine and tumble dryer, extractor fan

FIRST FLOOR

LANDING

Double glazed window to side, doors to rooms, , dado rail, access to loft space

BEDROOM 1

Double glazed window to front, built in triple wardrobe , built in cupboard, radiator

BEDROOM 2

Double glazed window to rear, radiator

BEDROOM 3

Double glazed window to front with a view towards the sea, radiator

BATHROOM

Double glazed window to rear, fitted with panel bath, electric shower unit and folding screen, hand wash basin with cupboard under, low level WC. Tiled walls, extractor fan, PVC cladding to ceiling, chrome towel rail

EXTERNALLY

The property fronts onto a pedestrian walkway and includes a front garden laid out paving with space for seating, side gate and access to front door. To the rear there is a garden laid to lawn with mature borders and rear gate.

Single garage situated behind the house with up and over door plus personal door to rear

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: B

Tenure: Freehold

Services: Mains water, gas and electric are connected, mains drainage
Fixtures & Fittings: Carpets, oven hob and extractor, integrated dishwasher, wine cooler and fridge freezer

Broadband type & speed: Standard 5Mbps / Superfast 80Mbps

Known mobile reception issues: None

Planning permission passed in the immediate area: None known

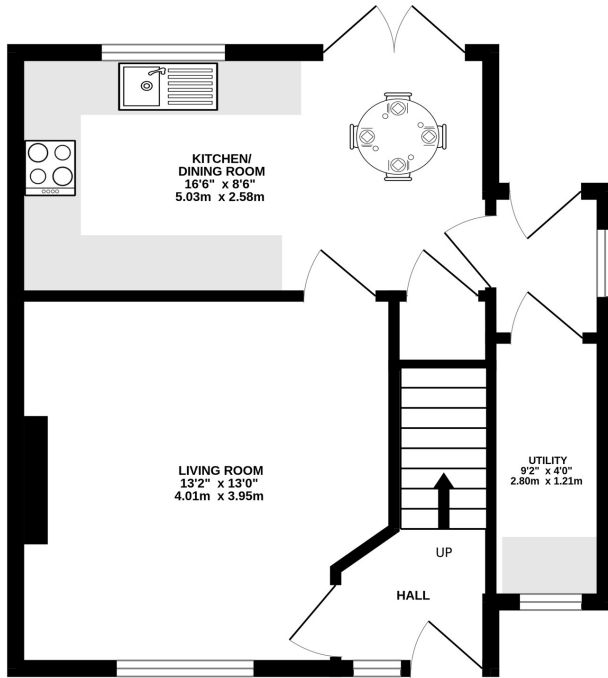
The property is not listed

DIRECTIONS

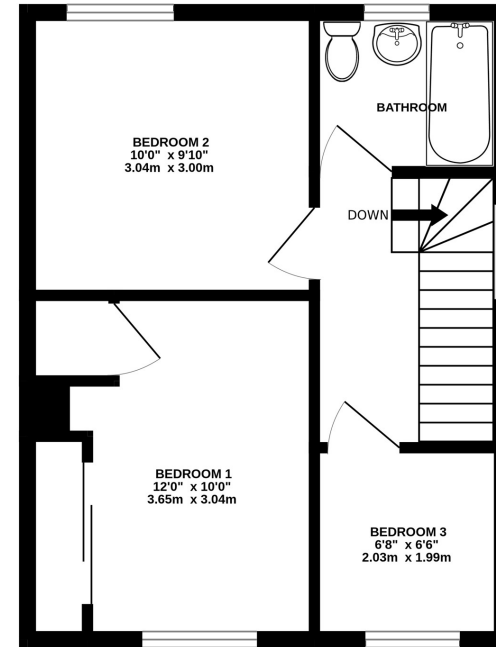
From the town centre head up Inkerman Terrace passing McDonalds. At the traffic lights turn right and then take the left hand slip road up into Hensingham. At the mini roundabout turn left and continue uphill passing the Spar/Petrol station and turn left into Thornton Road. Take the first left turn down the rear of the houses and the property will be situated on the right hand side.



GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 764 sq.ft. (71.0 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

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 | | 85 |
| (69-80) | C | | |
| (55-68) | D | 68 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |