

PFK

Alcudia, Victoria Road, Whitehaven, Cumbria CA28 6JF

Guide Price: £285,000





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LOCATION

The property is well located within just a short walk to Whitehaven town centre, which offers a wide range of amenities including shops, schools, restaurants and leisure facilities. There are good bus and rail links in the town centre connecting it with neighbouring towns and employment centres along the west coast, with the delights of the Lake District National Park also within easy reach.

PROPERTY DESCRIPTION

Situated down a private lane with only a handful of neighbouring properties on the edge of Whitehaven town centre is Alcudia, a fine three bedroom detached bungalow, individually designed and built approximately 40 years ago.

The property occupies a quiet setting on Bleach Green, just a short walk to town, schools and all amenities. Offering well appointed accommodation, yet further potential to improve and add value and available to purchase with no onward chain, the property should appeal to young families and those looking to relocate or perhaps retire to the area.

In brief comprising entrance porch, hallway, spacious lounge/diner, kitchen, utility room, rear porch, 3 well proportioned bedrooms and a three piece family bathroom. There is access from the hallway into a mainly boarded large loft space, which offers excellent potential for conversion subject to the necessary permissions being obtained. Externally, there is driveway parking for 2 cars, in addition to a single garage, and large wraparound gardens which include several patio areas and a good section of lawn perfect for families and children.

Viewing is strongly encouraged.

ACCOMMODATION

Entrance Porch

Accessed via part glazed UPVC door with part glazed side panels. With dado rail and glazed door leading into the hallway.

Hallway

A generous hallway with decorative coving and dado rail, doors to all rooms and hatch with drop down ladder giving access into the mainly boarded loft space. The loft space provides excellent potential for conversion to perhaps provide further bedrooms or an impressive principal suite, subject to necessary permissions being obtained.

Lounge/Diner

3.69m x 7.37m (12' 1" x 24' 2") A spacious, triple aspect reception room with windows to front, side and rear, decorative coving, gas fire set in brick effect surround, two radiators and ample space for large dining table and chairs.

Kitchen/Diner

4.32m x 2.66m (14' 2" x 8' 9") A rear aspect room, fitted with a range of matching wall and base units with complementary work surfacing and fully tiled walls. Integrated appliances include eye level oven and gas hob with extractor over, space for small table and chairs, tile effect flooring and door to utility area.

Utility Area/Kitchen

2.03m x 2.14m (6' 8" x 7' 0") A rear aspect room, fitted with base units with complementary work surfacing over, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap. Plumbing for fridge freezer, storage cupboard, tiled walls and UPVC glazed door leading into the utility porch.

Rear Utility Porch

2.35m x 1.69m (7' 9" x 5' 7") Glazed to two sides with polycarbonate roof and UPVC part glazed door leading out to the rear garden. With work surfacing, storage cupboard and plumbing for washing machine.

Bedroom 3

3.65m x 3.36m (12' 0" x 11' 0") A front aspect double bedroom, currently used as a second reception room. With decorative coving, radiator and fireplace.

Bedroom 2

3.63m x 3.36m (11' 11" x 11' 0") A front aspect double bedroom with decorative coving, radiator and fitted wardrobes with matching dresser and bedside cabinets.

Principal Bedroom

3.95m x 3.31m (13' 0" x 10' 10") A generous rear aspect double bedroom with decorative coving, radiator and fitted wardrobes.

Family Bathroom

2.20m x 1.91m (7' 3" x 6' 3") Fitted with a three piece suite comprising large, walk in PVC panelled shower cubicle with electric shower, wash hand basin and low level WC. Tiled walls, radiator and obscured rear aspect window.

EXTERNALLY

Tenure & EPC

The Tenure is freehold (TBC).
The EPC rating is D.

Gardens and Parking

To the front, there is a block paved driveway providing offroad parking for two cars leading the attached single garage. The property enjoys a good sized plot with a small garden area to the front, with the main gardens lying to the side, fully enclosed and laid to lawn with decorative floral borders, creating a great setting for families and children, with the gardens continuing around to the rear where are several patio areas.

Garage

3.06m x 4.90m (10' 0" x 16' 1") With up and over door, power and lighting.

ADDITIONAL INFORMATION

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee: Napthens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band D

Viewing: Through our Cockermouth office, 01900 826205.

Directions: Approaching Whitehaven via the A595 from Cockermouth, turn left just before the Sunny Hill, then immediately left on to Victoria Road. Continue up the hill for a short while, turning left just after Read Drive on to Bleach Green. Alcludia is on the left.



