



2 HONISTER ROAD | WHITEHAVEN | CUMBRIA | CA28 8HS

PRICE £220,000





SUMMARY

Properties like this extended five bedroom semi detached home are rarely available so don't miss your chance to secure it! Offered with no onward chain and in excellent condition the property includes an entrance hall, living room, generous modern kitchen/dining room, utility room plus ground floor shower room, five bedrooms (four doubles) and a stylish family bathroom. The good stuff keeps coming outside where there is an integral garage, a double width drive and a garden with composite decking and artificial grass. A fantastic home for the money...

EPC band D

GROUND FLOOR

ENTRANCE HALL

Via a composite door with feature glass panels, which leads to the entrance hall.

LOUNGE

14' 4" x 12' 6" (4.37m x 3.81m) Which has a wall mounted electric fire, double glazed bow window, radiator.

DINING KITCHEN

19' 2" x 10' 3" (5.84m x 3.12m) Fitted with a range of modern wall and base units, laminate work tops and contrasting splash back, five burner gas hob, extractor hood over, integrated microwave, double oven and dishwasher, stainless steel sink and drainer, with mixer tap, laminate flooring, two double glazed windows, LED down lights, radiator, double glazed door with frosted glass panels which leads to a utility room.

UTILITY ROOM

10' 5" x 5' 11" (3.17m x 1.80m) Supplied with a washing machine and tumble dryer (supplied on a none repair/ replacement basis), stainless steel sink and drainer with mixer tap, double glazed door to the rear garden, double glazed window with frosted glass, tiled floor, hanging rail, laminate work top and door to the shower room and garage.

SHOWER ROOM

With corner shower, fitted with an electric shower and with tiled splash back, wash hand basin and WC, radiator, double glazed frosted glass window

FIRST FLOOR

LANDING

Loft access and doors to:-

BEDROOM 1

15' 3" x 12' 9" (4.65m x 3.89m) Double glazed window, radiator and further loft access.

BEDROOM TWO

15' 7" x 9' 6" (4.75m x 2.90m) Double glazed window, radiator.

BEDROOM THREE

12' 11" x 11' 2" (3.94m x 3.40m) Two double glazed windows, radiator.

BEDROOM FOUR

11' 1" x 10' 3" (3.38m x 3.12m) Double glazed window, radiator, walk in storage cupboard.



BEDROOM FIVE

9' 10" x 7' 8" (3.00m x 2.34m) Double glazed window, radiator, over stairs storage unit

SHOWER ROOM

Fitted with a modern white 3 piece suite, with mixer shower over, with drencher over and shower attachment, bathroom furniture housing the wash hand basin and WC, tiled floors and splash back, LED down lights, ladder radiator.

EXTERNALLY

The property has low maintenance gardens to the rear and side fitted with composite decking and artificial grass plus a shillied area. The front garden is laid to lawn and bordered by hedges. The driveway provides parking for several vehicles.

GARAGE

16' 9" x 16' 3" (5.11m x 4.95m) A large garage with remote access up and over door. Fitted with light and power

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

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

Known mobile reception issues: None

Planning permission passed in the immediate area: None known

The property is not listed

DIRECTIONS

Leaving Whitehaven via Inkerman Terrace, turn right at the traffic lights and proceed in the right hand lane, through the next traffic lights and then take the 3rd exit from the following roundabout. Take the first turning on the right onto Meadow Road and then the 2nd turning on the left onto Honister Road and number 2 is directly on your right.



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

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