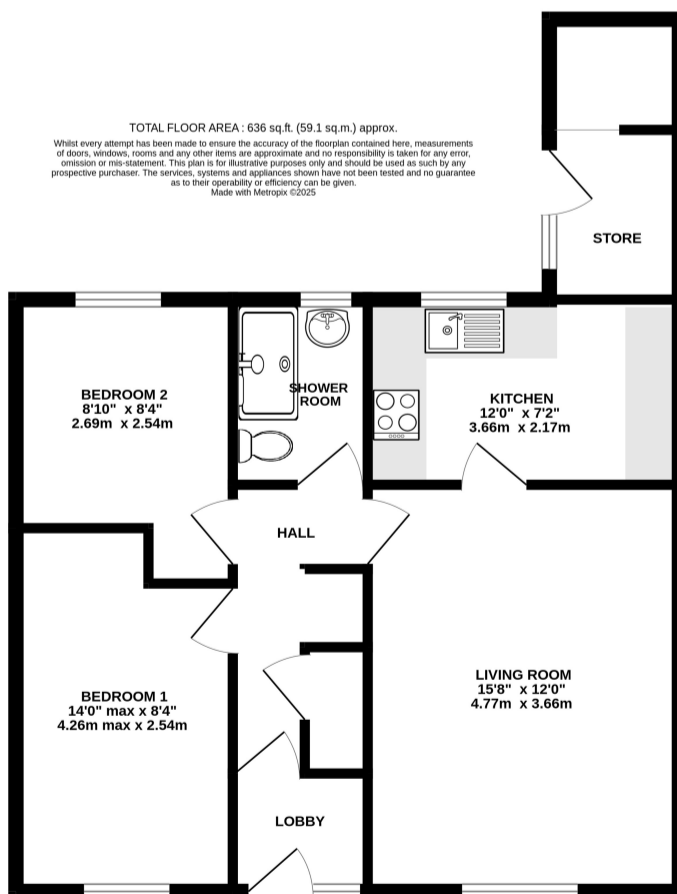




GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.



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		
(81-91)	B		84
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



SUMMARY

Well positioned in this popular part of town and within easy reach of the spar/petrol station plus the two High Schools, this terraced bungalow should not be missed! Offered chain free the property includes a generous porch, entrance hall, a light and airy living room looking out onto a green at the front, a modern fitted kitchen with integrated appliances, a separate outhouse/utility, two bedrooms and a modern shower room. Parking is available on street at the rear and the property has an enclosed rear garden.

EPC band C

ENTRANCE PORCH

A part double glazed front door with window beside leads into porch, radiator, door to hall

ENTRANCE HALL

Doors to rooms, built in cupboard, wall mounted combi boiler

LIVING ROOM

Double glazed window to front with an open view over green, radiator, door to kitchen

KITCHEN

A modern kitchen fitted in a stylish range of base and wall mounted units with work surfaces, electric hob with eye level oven, integrated fridge freezer and washing machine, double glazed window to rear, double radiator, door to utility

UTILITY STORE

Double glazed window to side and rear, space for storage and appliances, part double glazed door to garden

BEDROOM 1

Double glazed window to front, radiator, wardrobe recess

BEDROOM 2

Double glazed window to rear, radiator

SHOWER ROOM

Double glazed window to rear, double shower enclosure with twin head thermostatic unit, pedestal hand wash basin, low level WC. radiator

EXTERNALLY

The front of the property is reached via a path leading across a generous area of green with a small area of open garden and path to front door. The rear garden is enclosed and laid to lawn with path to rear access gate, paved patio area.

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: A

Tenure: Freehold

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

Fixtures & Fittings: Carpets, oven hob and extractor, integrated fridge freezer and washing machine

Broadband type & speeds available: Standard 5Mbps / Superfast 49Mbps

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

Planning permission passed in the immediate area: None known

The property is not listed

DIRECTIONS

From the town centre head up into Hensingham and at the top of the hill turn left at the mini roundabout by the Fire Station. Take the first turning left again onto Red Lonning heading for St Benedicts School. Take a left turn into Caldbeck Road and then turn left again into Miterdale Close. The bungalow will be located on the right hand side facing out onto the green

