



29 CHURCH STREET | WHITEHAVEN | CUMBRIA | CA28 7EB

PRICE £95,000





SUMMARY

This ground floor flat should be renamed the Tardis because it offers such generous accommodation! Benefitting from a cellar for storage and located within easy reach of the marina plus all the bars, shops, eatery's and cafes in the town centre, the property which is offered for sale chain free includes an entrance hall, a generous double aspect living room opening to a modern fitted kitchen, a double and single bedroom and a modern fitted shower room. A light and airy property offered at a sensible price

EPC band D

ENTRANCE

A painted front door leads into lobby

LOBBY

Doors to bedroom 2 and kitchen

BEDROOM 2

A single bedroom with window to side, double radiator

KITCHEN AREA

Fitted modern kitchen with a range of base and wall mounted units with work surfaces, gas hob with oven and extractor, integrated fridge freezer, fitted washing machine, double radiator, doors to bedroom 1 and shower room, cupboard housing combi boiler, door with steps leading down to cellar, open into living room

LIVING ROOM

A light and airy room with two windows to front and one to side, two double radiators

CELLAR

Steps lead down to a useful cellar located beneath the living room, useful for storage

BEDROOM 1

Window to side, double radiator

SHOWER ROOM

Walk-in shower enclosure, pedestal hand wash basin, low level WC. Chrome towel rail, extractor fan, tiled flooring

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, fitted washing machine

Broadband type & speeds available: Standard 18Mbps / Superfast 80Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to November 24' indicates EE has limited signal indoors but other providers are ok. All networks have service outside.

Planning permission passed in the immediate area: None known

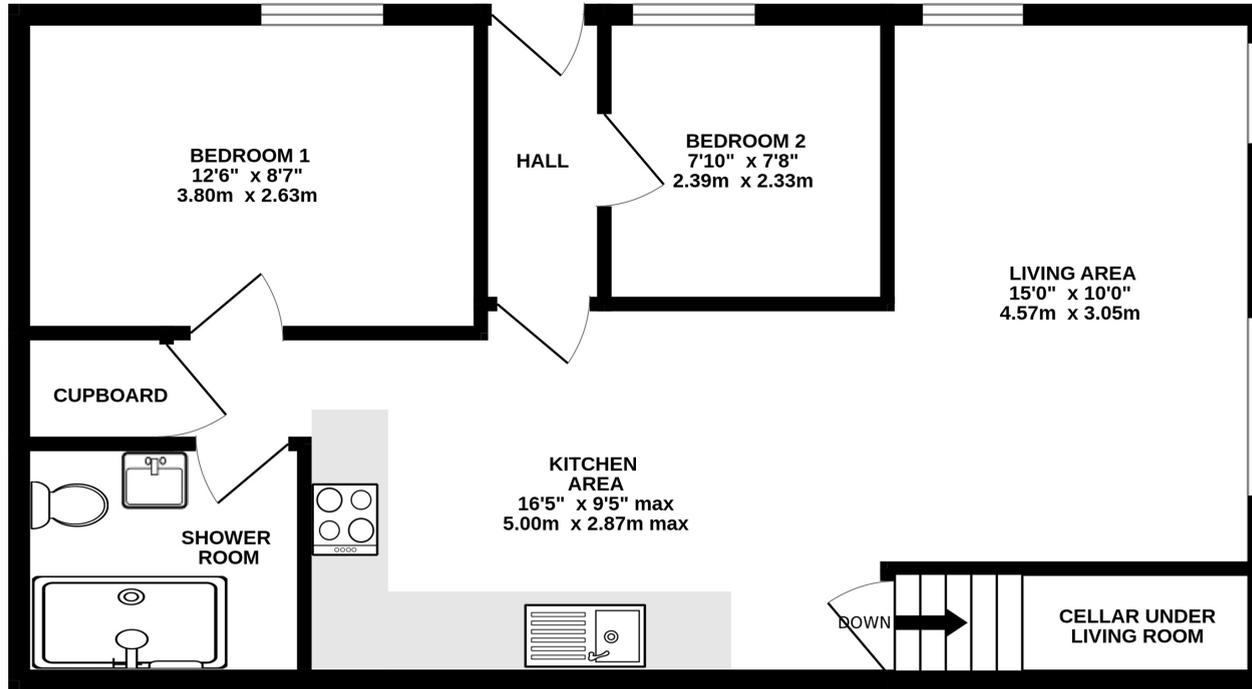
The property is not listed

DIRECTIONS

From the office turn left away from the marina and take the next left into Church Street, keeping the church ruin on your right. The property will be located on the left hand corner of the first road junction you come to.



GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA: 603 sq.ft. (56.0 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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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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		66	75
England, Scotland & Wales			