



11 LOWESWATER AVENUE | WHITEHAVEN | CUMBRIA | CA28 9NW

PRICE £110,000





SUMMARY

What a cracking little house this is! Located in a great position with a green/play park opposite and with a gated drive to the side this semi detached property will make a fantastic home. Offered in great condition and with no onward chain, the house has been improved by the owner and includes an en-suite bathroom to the main bedroom, a second double bedroom, a ground floor shower room, a modern kitchen/dining room and a lovely living room. The gardens and drive at the front are complimented by a lovely garden to the rear with a useful workshop/outbuilding at the end.

EPC band C

GROUND FLOOR ENTRANCE HALL

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

LIVING ROOM

Double glazed bow window to front with shutters, wall mounted TV point with sound bar recess beneath, double radiator, coved ceiling, wood style flooring, door to kitchen

KITCHEN/BREAKFAST ROOM

Double glazed window to rear, fitted range of base and wall mounted units with work surfaces, twin circular sink unit, 5 ring gas hob with eye level double oven, integrated dishwasher and fridge freezer, space for washing machine, space for breakfast table and chairs, vertical radiator, door to side lobby

SIDE LOBBY

Part double glazed door to side, under stairs storage cupboard, door to shower room, tiled flooring

SHOWER ROOM

Double glazed window to rear, double shower enclosure with electric shower unit, pedestal hand wash basin, low level WC. Extractor fan, tiled walls and flooring

FIRST FLOOR LANDING

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

BEDROOM 1

Double glazed window to rear, wood style flooring, radiator, door to en-suite

EN-SUITE BATHROOM

Double glazed window to rear, panel bath with shower attachment, pedestal hand wash basin, low level WC. Chrome towel rail, extractor fan, tiled walls and flooring



BEDROOM 2

A generous double bedroom with double glazed window to front and shutters, radiator, wood style flooring, built in cupboard over stairs housing combi boiler

EXTERNALLY

To the front of the property a gated drive provides useful off road parking with path to front door, area of lawn, side gate to rear garden. the rear garden is enclosed and includes a paved patio area, with lawn and areas of planting. At the far end there is a useful garden store with PVC entry door.

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 (to be confirmed)

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

Broadband type & speed: Normal 2 Mbps / Superfast 80Mbps

Known mobile reception issues: All UK networks have limited mobile and data reception

Planning permission passed in the immediate area: None known

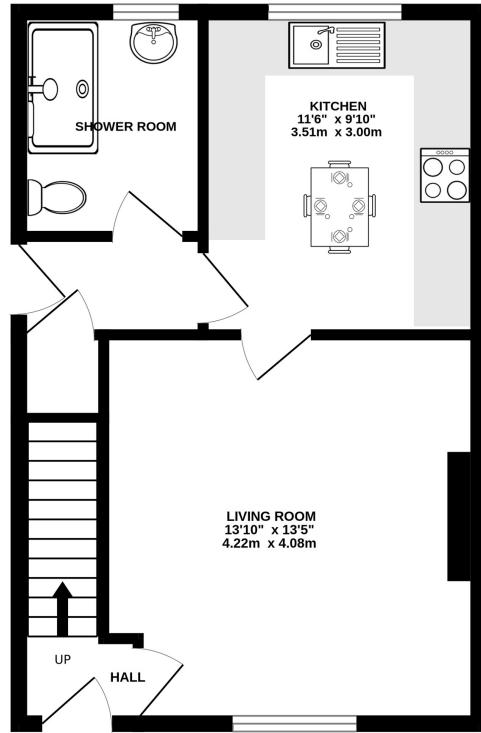
The property is not listed

DIRECTIONS

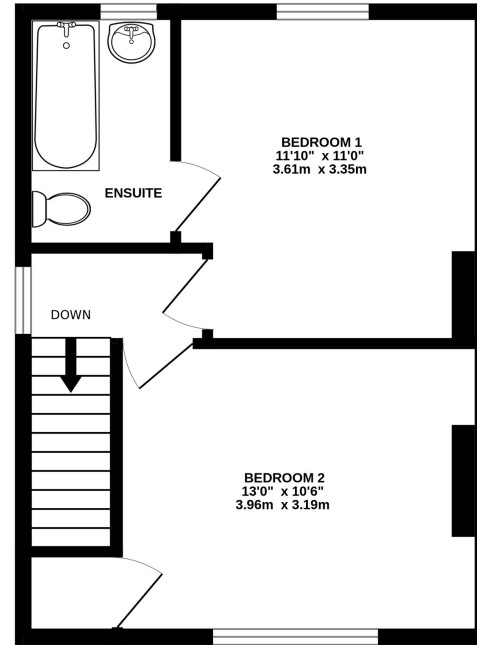
From town head out on St Bees Road passing Asda and after passing Coach Road on the left take the right turn uphill on the Ginns to Kells Road. Take the first turning left into Lakeland Avenue and at the crossroads take the second road, onto Loweswater Avenue. The property will be located on the left hand side.



GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 772 sq.ft. (71.8 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		86
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			