



17 FERN GROVE | WHITEHAVEN | CUMBRIA | CA28 6RB

PRICE £265,000





**GROUND FLOOR
ENTRANCE HALL**

A double glazed composite front door leads into hall with doors to rooms, double glazed window to front, radiator, coved ceiling, stairs to first floor, wood style flooring

GROUND FLOOR WC

Low level WC, pedestal hand wash basin, radiator, tiling to half wall height

LIVING ROOM

A double aspect room with double glazed window to front and side, two radiators, electric fire with surround and hearth, coved ceiling, wood effect flooring

KITCHEN/BREAKFAST ROOM

Double glazed window to rear, double glazed French doors to garden, fitted range of newly fitted base and wall mounted units with work surfaces, single drainer sink unit with splashback, induction hob with oven and extractor, combi boiler in cupboard unit, space for washing machine, dishwasher and fridge freezer, double radiator, tiled flooring, opening to breakfast room

BREAKFAST ROOM

PVC roof and double glazed windows to three sides with blinds, space for table and chairs, wood style flooring, personal door to garage

FIRST FLOOR

LANDING

Doors to rooms, built in airing cupboard, access to loft space

BEDROOM 1

Double glazed window to front, radiator, door to en-suite

EN-SUITE SHOWER ROOM

Double glazed window to side, shower enclosure with thermostatic shower unit, pedestal hand wash basin, low level WC. Tiling to half wall height, radiator, extractor fan, wood style flooring

BEDROOM 2

Double glazed window to rear, radiator

BEDROOM 3

Double glazed window to rear, radiator



BATHROOM

Double glazed window to front, panel bath with shower attachment, pedestal hand wash basin, low level WC. Radiator, extractor fan, tiling to half wall height.

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: D

Tenure: Freehold

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

Fixtures & Fittings: Carpets, oven hob and extractor

Broadband type & speed: Standard 13Mbps / Superfast 60Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates O2 has service indoors, Vodafone has limited signal but others have none. All networks have service outdoors.

Planning permission passed in the immediate area: None known

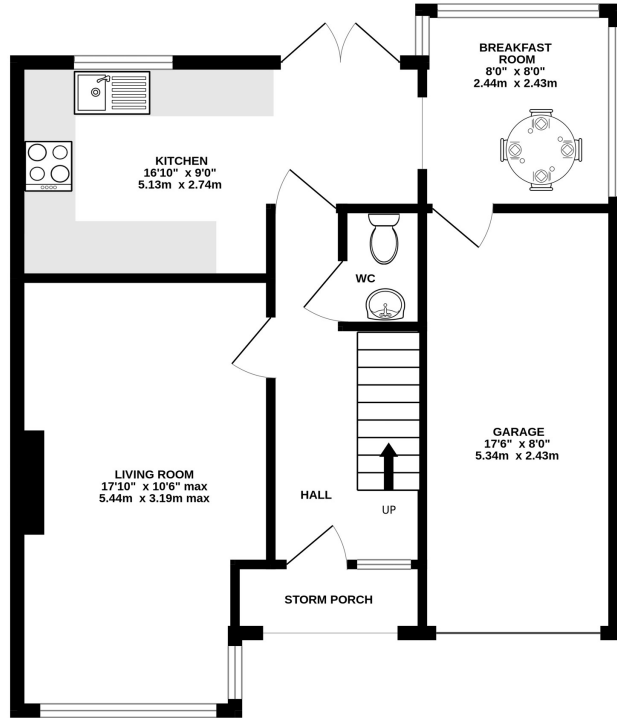
The property is not listed

DIRECTIONS

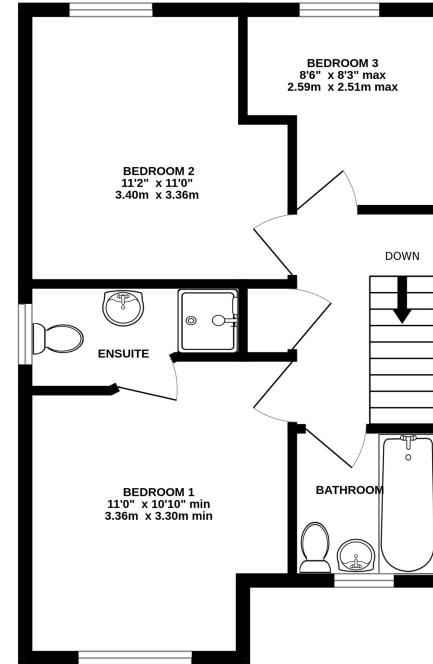
From the town centre head up on New Road to The Pelican garage, turning right onto the A595 heading south. Pass the Sunny Hill pub and take the left turn into The Highlands estate. Take the 5th turn on the left into Fern Grove, follow the road round to the right and the property will then be located on the left hand side.



GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 1057 sq.ft. (98.2 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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	82
England, Scotland & Wales			
EU Directive 2002/91/EC			