



19 HOLDEN ROAD | SALTERBECK | WORKINGTON | CUMBRIA | CA14 5LZ

PRICE £99,000





SUMMARY

This traditional semi detached house occupies a great plot with a gated driveway to the side and is perfect for a buyer who wants to put their own mark on their home. The deceptively spacious accommodation includes an entrance hall, a living/dining room with a cottage feel thanks to decorative ceiling beams. a fitted kitchen and a ground floor bathroom. To the first floor the main bedroom benefits from a handy en-suite WC, so no middle of the night trips down the stairs are needed and the two further bedrooms are decent sizes. The garden is laid with grass and can be easily landscaped. A great home with a few good surprises tucked up its sleeve.

EPC band TBC

GROUND FLOOR ENTRANCE HALL

A part double glazed door leads into hall with stairs to first floor, under stairs storage cupboard, radiator, doors to living room and bathroom

LIVING ROOM

A double aspect room with double glazed windows to front and side, decorative ceiling beams, gas fire, dado rail, double radiator, space for table and chairs, door to kitchen

KITCHEN

Double glazed window to rear, fitted base and eye level units with work surfaces, single drainer sink unit, gas hob with extractor fan and oven, space for washing machine and fridge, PVC door to rear into garden, built in store cupboard, radiator

GROUND FLOOR BATHROOM

Double glazed window to side, panel bath with electric shower unit, pedestal hand wash basin, low level WC. tiled walls, radiator

FIRST FLOOR LANDING

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

BEDROOM 1

A double aspect room with double glazed windows to front and side, built in double wardrobe, radiator, door to WC

EN-SUITE WC

Fitted with WC and hand wash basin



BEDROOM 2

Double glazed window to rear, radiator, built in cupboard

BEDROOM 3

Double glazed window to rear, radiator, two built in wardrobes

EXTERNALLY

The property occupies a plot of good width with a gated driveway to the side which provides parking for two vehicles. Path to front door with an area of garden laid to lawn. The rear garden is enclosed by mature bushes and includes a large patio area and further lawn.

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: 01900 606006

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

Broadband type & speeds available: Standard 16Mbps / Superfast 80Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 25' indicates Vodafone has good signal indoors and out. 3 has limited service indoors and others have variable service inside but all have good signal outside

Planning permission passed in the immediate area: None known

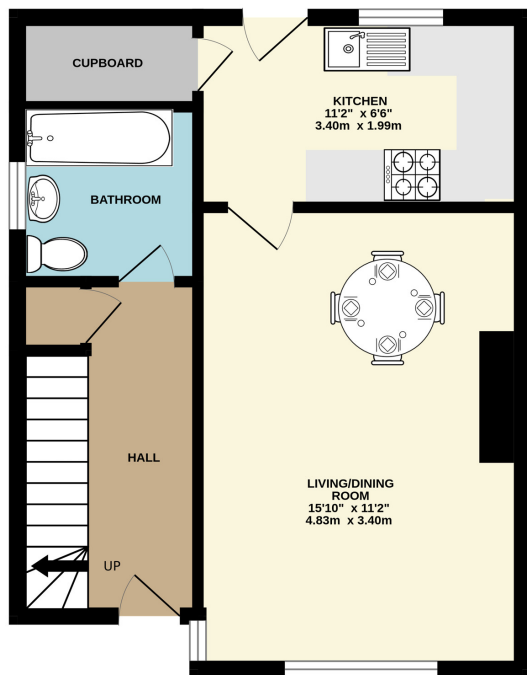
The property is not listed

DIRECTIONS

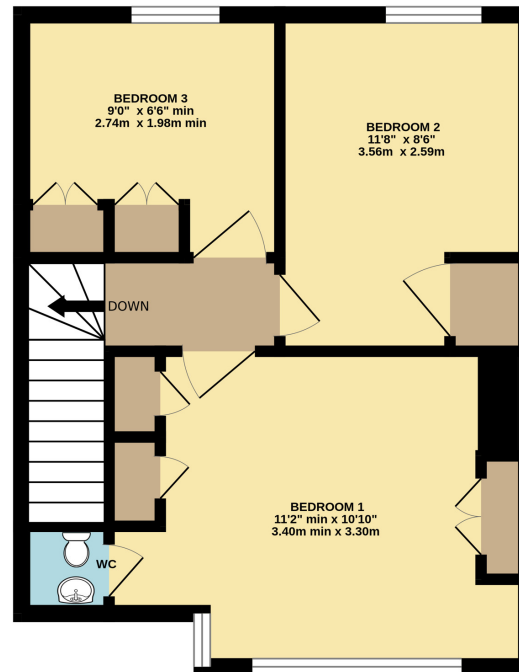
From Whitehaven head north on the A595, continuing along the Distington bypass to a roundabout by Burger King. Turn left here to Harrington and follow the road, passing over the roundabout by The Galloping Horse and descending the hill into Harrington. Once you drive up the other side of the dip on Eller Bank turn right into Holden road and the property will be located on the left hand side after passing Jackson Road



GROUND FLOOR
372 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 744 sq.ft. (69.1 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.
Made with Metropix ©2025

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