

PFK

100 Victoria Road, Whitehaven CA28 6JG

Guide Price: £285,000



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LOCATION

The property is well located within just a short walk to Whitehaven town centre, which offers a wide range of amenities including shops, schools, restaurants and leisure facilities. There are good bus and rail links in the town centre connecting it with neighbouring towns and employment centres along the west coast. The delights of the Lake District National Park are also within easy reach.

PROPERTY DESCRIPTION

An exciting opportunity to acquire this beautifully appointed, three bedroom detached bungalow which enjoys a most convenient setting on the every edge of Whitehaven town centre and boasts fine views over the Irish Sea and towards the Isle of Man.

The property is perfectly suited to families and for retirement being just a short walk to the town's many amenities and offering well presented, living accommodation, comprising entrance hallway with built in storage cupboards, beautiful, bright lounge positioned to the front and benefiting from sea views, separate dining room with French doors leading out to the gardens at the rear, contemporary kitchen, separate utility porch, three well proportioned bedrooms and modern family bathroom.

Externally, the property offers driveway parking for two cars, in addition to a single garage and low maintenance gardens to the front and rear - the latter having been fully landscaped and providing a great outdoor space for families and children to enjoy in the summer months.

Viewing is strongly encouraged.

ACCOMMODATION

Entrance Hall

4.80m x 1.15m (15' 9" x 3' 9") Approached by uPVC door with glazed side panel. Coved ceiling, useful double storage cupboard, radiator, Karndean flooring and doors leading to accommodation.

Lounge

4.81m x 4.06m (15' 9" x 13' 4") A delightful, bright room with large window to front aspect providing sea views. Coved ceiling, radiator and attractive gas fire set in contemporary surround with matching hearth and back plate.

Dining Room

3.29m x 4.79m (10' 10" x 15' 9") Coved ceiling, radiator, Karndean flooring and French doors leading to the rear garden. Door to:-

Kitchen

4.34m x 2.93m (14' 3" x 9' 7") Fitted with a range of matching wall and base units with contrasting work surfacing incorporating 1.5 bowl sink and drainer with mixer tap. Double electric oven integrated at eye level, electric hob with extractor over and integrated fridge freezer. Vertical laddered radiator, tiled splashback, downlights, window to rear aspect overlooking the garden, tile effect flooring and uPVC door leading to:-

Sunroom/Side Porch

1.75m x 2.71m (5' 9" x 8' 11") Glazed windows to three elevations with polycarbonate roof and exterior doors to the front and rear of the property. Base units with work surfacing, space/plumbing for washing machine, space for tumble dryer and space for under counter fridge. Tiled floor and vertical ladder radiator.

Family Bathroom

2.35m x 2.08m (7' 9" x 6' 10") Fitted with modern suite comprising tiled panel bath with mains shower over and concealed cistern WC and wash hand basin both set on wooden vanity unit. Fully tiled walls, down lights, obscured window to rear aspect, ladder style radiator and tiled floor.

Principal Bedroom

4.12m x 3.49m (13' 6" x 11' 5") Positioned at the front of the property to enjoy the fine sea views. Coved ceiling, radiator and built in wardrobes to one wall.

Bedroom 2

3.04m x 4.03m (10' 0" x 13' 3") Large double room with window to rear aspect, coved ceiling and radiator.

Bedroom 3

2.28m x 2.69m (7' 6" x 8' 10") A rear aspect bedroom with coved ceiling and radiator.

EXTERNALLY

Parking

A block paved driveway at the front of the property provides off road parking for two vehicles (side by side).

Single Garage

2.98m x 5.08m (9' 9" x 16' 8") With up and over door, power and light.

Garden

There is side access past the garage to the rear garden which has been fully landscaped by the present owners to incorporate delightful patio areas with steps up to a large, lawned garden with raised flower beds and enjoying a lovely open aspect backing onto open fields.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.
The EPC rating is TBC.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee: Napthens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00; - Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

SALE DETAILS

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band D

Viewing: Through our Cocker mouth office, 01900 826205.

Directions: Approaching Whitehaven via the A595 from Cocker mouth, turn left just before the Sunny Hill, then immediately left on to Victoria Road. Continue up the hill for a short while and the property is on the right hand side of the road.





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Approximate total area⁽¹⁾
1333.72 ft²
123.91 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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