



9 QUEEN STREET WHITEHAVEN | CUMBRIA | CA28 7BB

PRICE £220,000







## SUMMARY

Nestled in the heart of the historical coastal town of Whitehaven and within easy walking distance of the Albion Square site, marina, shops, cafes and restaurants, this deceptively spacious four bedroom period property will make a perfect home or lock-up-and-leave. Along with four double bedrooms, the property includes two en-suite shower rooms plus a large family bathroom. to the ground floor there is a 30' long living/dining room, a modern kitchen and a useful ground floor WC. There is an attached garage to one side and no external space to have to maintain.

EPC band C

## GROUND FLOOR ENTRANCE HALL

A painted wooden front door leads into vestibule with a part glazed door into hall and a window beside it. Door to living room, stairs to first floor

## LIVING/DINING ROOM

A large open plan room with window to front, exposed ceiling timbers, double radiator, space for family table and chairs, door to a lobby with an under stairs cupboards and door to WC, opening to other side into kitchen

## KITCHEN

Fitted in a range of base and wall mounted units with work surfaces, window to side, 5 ring gas hob with oven and extractor, tiled walls and flooring, integrated fridge and freezer plus dishwasher, fitted washing machine

## GROUND FLOOR WC

With hand wash basin and low level WC

## FIRST FLOOR LANDING

Doors to rooms, exposed ceiling beam, stairs to second floor

## BEDROOM 2

A generous double aspect room with double glazed window to side and rear, exposed beam, double radiator, door to en-suite

## EN-SUITE SHOWER ROOM

An L-shaped room with window to rear, double shower enclosure with thermostatic shower unit, extractor fan, bowl sink unit, low level WC. Towel rail, tiled flooring

## BEDROOM 3

Window to front, exposed beam, double radiator

## BEDROOM 4

Window to front, double radiator, exposed beam

## BATHROOM

Spa bath with separate double shower enclosure with thermostatic shower unit, hand wash basin with cupboard under, low level WC. Under stairs storage cupboard, tiled walls and flooring, towel rail, extractor fan

## SECOND FLOOR LANDING

Vaulted style ceiling with exposed purlins, door into bedroom 1

## BEDROOM 1

A characterful room with vaulted ceiling, exposed A-frame and purlins, two eaves storage cupboards, double radiator, part glazed door into en-suite

## EN-SUITE SHOWER ROOM

A stunning shower room with Velux window to side, circular shower enclosure against far wall with twin head thermostatic shower unit, hand wash basin with cupboards under, low level WC. Towel rail/radiator unit, tiled walls and flooring, LED skirting level lighting, LED wall mirror

## EXTERNALLY

The property benefits from a garage to one side with twin opening doors.

## 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: B

Tenure: Freehold

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

Fixtures & Fittings: Carpets, oven hob and extractor, integrated fridge/freezer & dishwasher, fitted washing machine

Broadband type & speeds available: Standard 17Mbps / Superfast 80Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 25' indicates O2 and Vodafone have service indoors but others are limited. All networks have signal outside

Planning permission passed in the immediate area: None known

The property is not listed

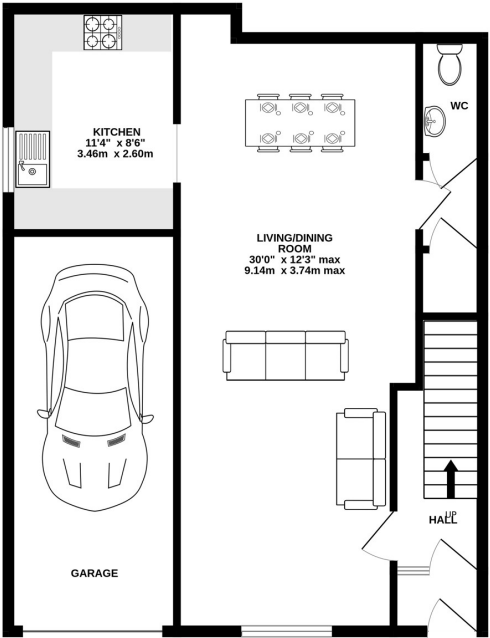
## DIRECTIONS

From the office turn left and walk along Lowther Street away from the harbour. Pass St Nicholas church gardens on your left and then turn right into Queen Street. Once round the right hand bend the property will be on your right hand side opposite the turn for Cross Street.

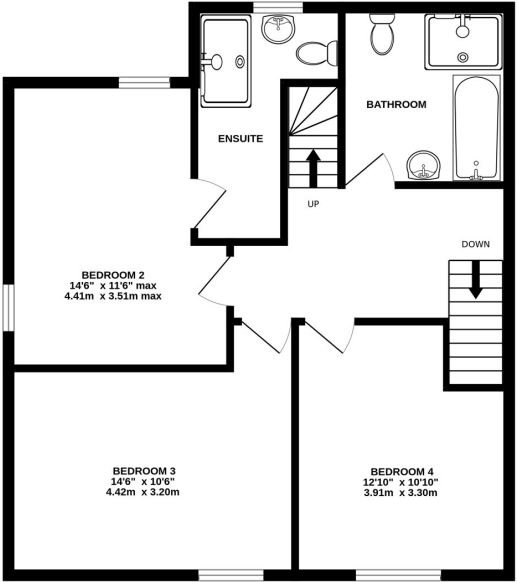




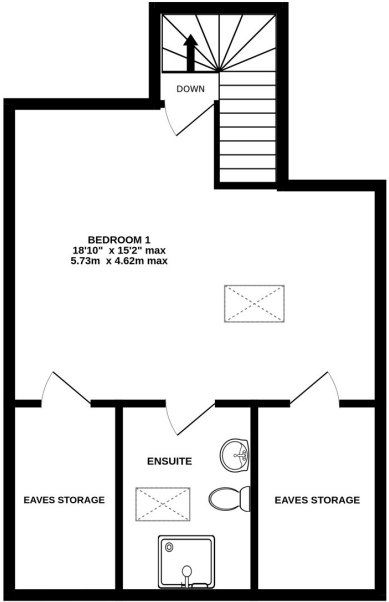
GROUND FLOOR  
737 sq.ft. (68.5 sq.m.) approx.



1ST FLOOR  
692 sq.ft. (64.3 sq.m.) approx.



2ND FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 1907 sq.ft. (177.2 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.

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		
England, Scotland & Wales		