



19 SNECKYEAT ROAD | WHITEHAVEN | CUMBRIA | CA28 8PE

PRICE £150,000



Lillingtons
Estate Agents



SUMMARY

This traditional bay fronted semi detached house is perfectly located for access to the hospital and also both High Schools. Offered chain free, the property benefits from a drive to the side plus a garage and will make a terrific family home once modernised. The accommodation includes an entrance porch and hall which opens into an elegant living room with bay window, an open plan kitchen/dining room, three first floor bedrooms, with the main bedroom enjoying a bay window and lastly a first floor bathroom. The gardens are low maintenance with artificial grass used to front and rear.

EPC band TBC

GROUND FLOOR ENTRANCE PORCH

Sliding doors open into storm porch with a part glazed door into hall and two windows beside

HALLWAY

Opening into living room, stairs to first floor, under stairs storage cupboard, door to kitchen

LIVING ROOM

Box bay double glazed window to front, gas fire with hearth and TV plinth beside, radiator, coved ceiling

KITCHEN/DINING ROOM

Two double glazed windows to rear, fitted range of base and wall mounted units with work surfaces, single drainer sink unit, electric hob with oven and extractor, space for fridge freezer and washing machine, space for dining table and chairs, double radiator, tiled flooring, wall mounted combi boiler, part double glazed door to side.

FIRST FLOOR LANDING

Doors to rooms, double glazed window to side

BEDROOM 1

Double glazed box bay window to front, double radiator, picture rail, linen cupboard, built in double wardrobe

BEDROOM 2

Double glazed window to rear, radiator, picture rail

BEDROOM 3

Double glazed window to front, radiator



BATHROOM

Double glazed window to rear, panel bath, pedestal hand wash basin, low level WC. Radiator, tiled walls, extractor fan

EXTERNALLY

A drive leads down the side of the property to a garage and access to rear garden and a path branches off to front porch. There is an area to the front which is raised and laid with artificial grass.

The rear garden includes a concrete storage area and path leading to the far end of the garden, plus a higher level which is laid with artificial grass.

Single garage with up and over door, personal door to side.

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

Broadband type & speeds available: Standard 8Mbps / Superfast 80Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 25' indicates EE has good signal indoors and out. Other networks have good service outside but limited service indoors.

Planning permission passed in the immediate area: None known

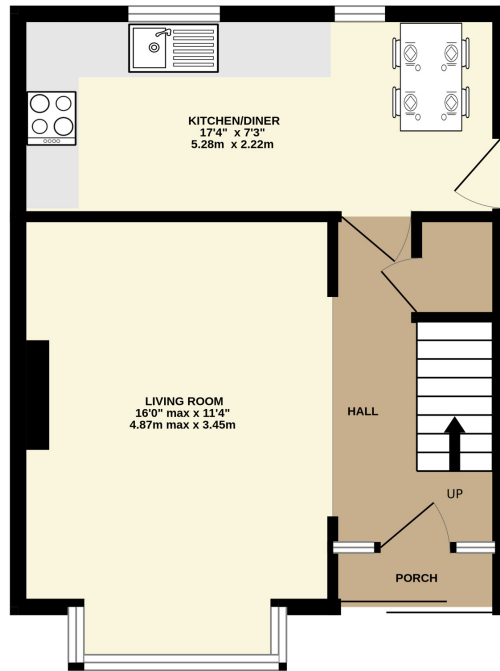
The property is not listed

DIRECTIONS

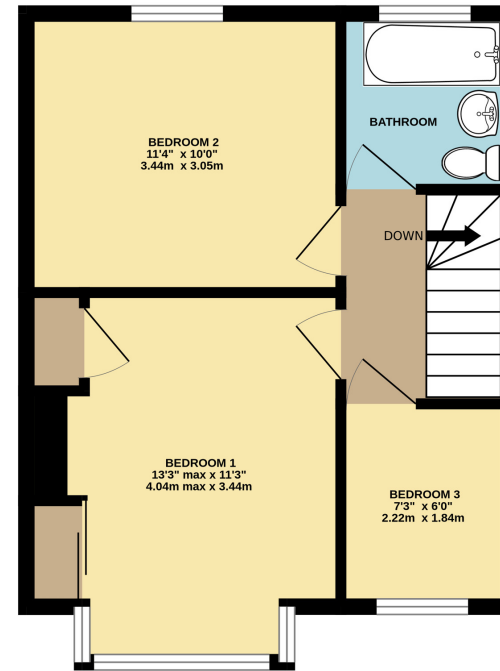
From the town centre head up Inkerman Terrace past McDonalds. At the traffic lights turn right onto the A595 heading south towards Egremont. At the next roundabout take the 2nd exit towards the hospital and once past the main hospital entrance turn left into Sneckyeat Road. The property will be located on the right hand side after passing the retirement home.



GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 758 sq.ft. (70.4 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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