



32 SPRINGFIELD AVENUE | WHITEHAVEN | CUMBRIA | CA28 6TT

PRICE £175,000





SUMMARY

Located in a highly sought after part of town this semi detached property will make a great family home and is within easy reach of Jericho School and both High Schools. Offered for sale chain free, the property benefits from a lengthy driveway and detached garage along with a well presented westerly facing garden. This fantastic home is perfect for a buyer who wants to put their own mark on it and the accommodation includes an entrance hall, living room, open plan kitchen/dining room, three bedrooms and first floor family bathroom.

EPC band C

GROUND FLOOR ENTRANCE HALL

A part glazed PVC door with double glazed window beside leads into hall with stairs to first floor, double radiator, door to living room

LIVING ROOM

Picture double glazed window to front, chimney breast, bookshelves to one side, double radiator, double doors into kitchen/dining room

KITCHEN/DINING ROOM

Fitted range of base and wall cupboards and work tops, single drainer sink unit, electric hob with oven and extractor, space for fridge freezer and washing machine, two double glazed windows to rear, under stairs storage cupboard, space for table and chairs, double radiator, part glazed PVC door to side

FIRST FLOOR LANDING

Double glazed window to side, doors to rooms, built in cupboard, access to loft space

BEDROOM 1

Double glazed window to front, radiator

BEDROOM 2

Double glazed window to rear with views to the side towards the sea, radiator

BEDROOM 3

Double glazed window to rear with a view to the side to the sea, radiator, fitted desk and shelving

BATHROOM

Panel bath with thermostatic shower unit and screen, hand wash basin and hidden cistern WC in vanity style unit, double glazed window to front, tiled walls, chrome towel rail

EXTERNALLY

To the front there is a garden area laid to lawn with areas of planting, path to front door. A drive leads down from the roadside, providing parking for three vehicles and leading to garage. The rear garden is enclosed and is well tended including a lawn, area of shillies and a paved patio area, shaped pruned bushes. Detached garage with up and over door

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 & speed: Standard 15Mbps / Superfast 80Mbps

Known mobile reception issues: None known

Planning permission passed in the immediate area: None known

The property is not listed

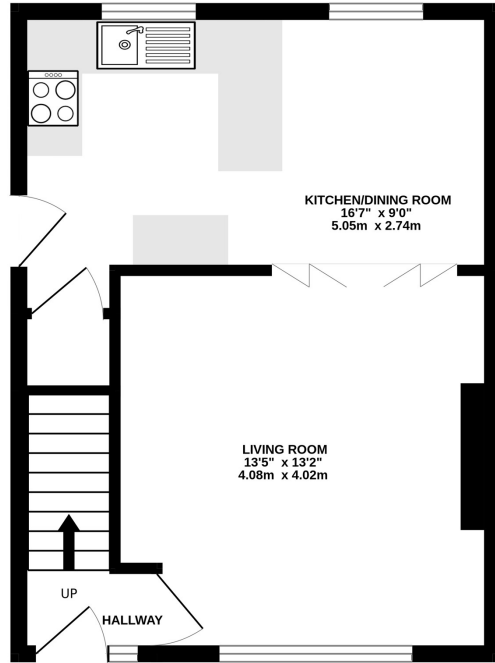
DIRECTIONS

From the town centre head up Inkerman Terrace past McDonalds and at the traffic lights turn left to head north on the A595. Take the first turning right into Springfield Avenue and follow round to the right passing the turn for Highfields. The property will be located on the right hand side opposite the turning for Springbank.

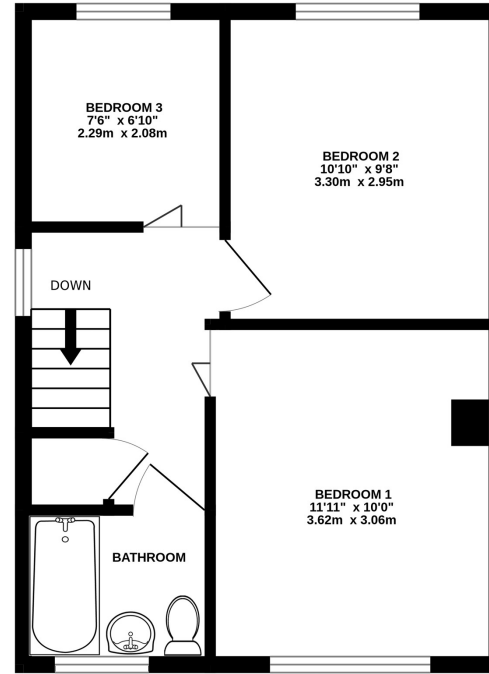




GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 743 sq.ft. (69.0 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.

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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		88
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			