



89 RED LONNING | WHITEHAVEN | CUMBRIA | CA28 6XG

PRICE £145,000







## SUMMARY

Beautifully located for access to both High Schools and within easy access to the Swimming Pool and Golf Course, this middle terrace home will make a brilliant home! Offered for sale chain free the accommodation includes an entrance hall, living room and separate dining room, a modern fitted kitchen, a useful ground floor WC, three bedrooms and a fitted first floor shower room. There is an open outlook to St Benedict's School field at the front and a decent enclosed garden to the rear.

EPC band D

## GROUND FLOOR ENTRANCE HALL

A part glazed PVC front door leads into hall with double glazed windows to either side, stairs to first floor, door to living room

## LIVING ROOM

Double glazed window to front with blinds, electric fire with surround and hearth, coved ceiling, double radiator, opening into dining room

## DINING ROOM

Double glazed patio doors to rear garden, space for table and chairs, door to kitchen, coved ceiling, radiator

## KITCHEN

Fitted modern kitchen with a range of base and wall mounted units with work surfaces, single drainer sink unit with splashback, gas hob with extractor hood and eye level oven, space for washing machine, double glazed window to rear, part double glazed PVC door to rear lobby, herringbone wood style flooring

## REAR LOBBY

Part glazed door to garden, door to WC

## GROUND FLOOR WC

Double glazed window to side, corner hand wash basin, low level WC

## FIRST FLOOR LANDING

Doors to rooms, access to loft space, built in cupboard

## BEDROOM 1

Double glazed window to front with blinds, coved ceiling, radiator

## BEDROOM 2

Double glazed window to rear with blinds, built in cupboard, coved ceiling, radiator

## BEDROOM 3

Double glazed window to front with blinds, stair bulkhead, radiator, coved ceiling

## SHOWER ROOM

Double glazed window to rear, double walk-in shower enclosure with shower unit, PVC cladding to walls, hand wash basin and hidden cistern WC in vanity type unit, medicine cabinet, towel rail

## EXTERNALLY

To the front there is an open garden with an outlook towards the school field, path to front door. the rear garden is enclosed with rear access gate and includes a patio terrace lawn, planted flower bed, useful garden store.

## 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: A

Tenure: Freehold

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

Fixtures & Fittings: Carpets, blinds, oven hob and extractor

Broadband type & speed: Standard 5Mbps / Superfast 50Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates all providers have good signal outdoors but all have limited service indoors

Planning permission passed in the immediate area: None known

The property is not listed

## DIRECTIONS

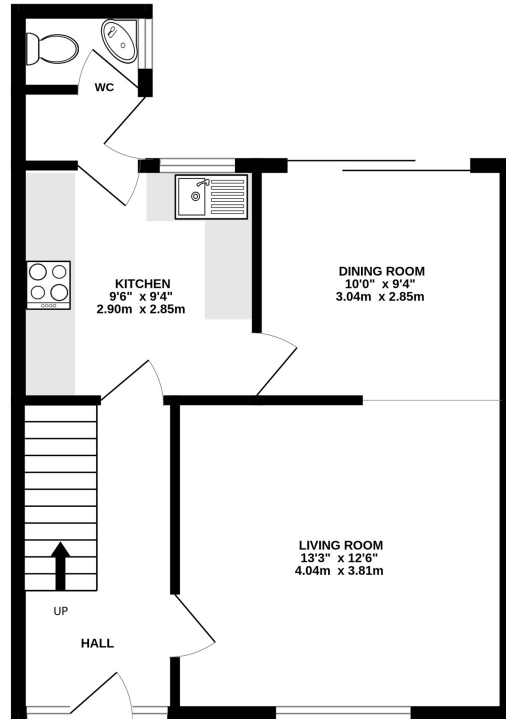
From the town centre head up Inkerman Terrace and at the A595 turn right. Take an immediate left filter lane to Hensingham and at the mini roundabout turn left uphill. Pass the Shell petrol station and at the mini roundabout by the Fire Station turn left and left again onto Red Lonning. The property will be located on the left hand side before reaching the entrance to St Benedict's School



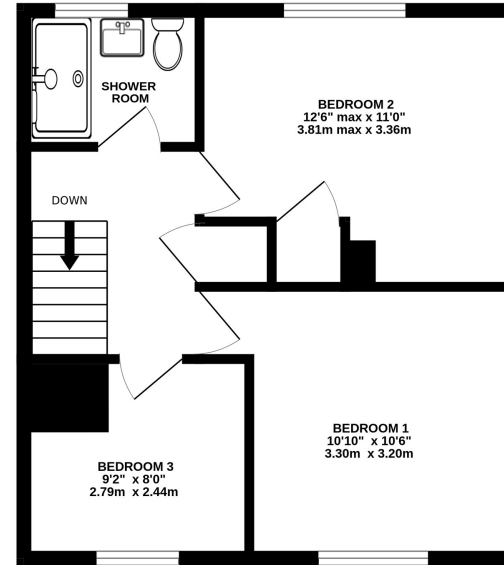




GROUND FLOOR  
457 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR  
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 873 sq.ft. (81.1 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.  
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[www.lillingtons-estates.co.uk](http://www.lillingtons-estates.co.uk)

58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>58</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			