



13 HIGH GROVE | WHITEHAVEN | CUMBRIA | CA28 6TA

OFFERS OVER £170,000





SUMMARY

Located in a lovely quiet position in the corner of this popular cul de sac, this detached bungalow on High Grove must be seen. Recently reduced and offered with no chain the extended property includes an entrance hall, living room, an enlarged kitchen now with a dining area, two double bedrooms and a stylish modern bathroom. There are gardens to three sides, a garage to the other side and parking at the front on a sloping drive. A fantastic place in a sought after part of town...

EPC band D

ENTRANCE VESTIBULE

A part double glazed door leads into vestibule with double glazed window beside. A wooden door leads into hall

ENTRANCE HALL

Doors to rooms, radiator, coved ceiling, built in cupboard, wood style floor

LIVING ROOM

Double glazed window to front with blinds, radiator, gas living flame fire with surround, coved ceiling, wood style flooring

KITCHEN/DINING ROOM

Dining area with space for table and chairs, radiator, step down into kitchen area which is fitted in a modern range of base and wall mounted units with work surfaces, single drainer sink unit, gas hob with oven and extractor, space for fridge, double glazed window to rear, wall mounted boiler, part glazed PVC door to side porch and garden

BEDROOM 1

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

BEDROOM 2

Double glazed window to front with blinds, radiator

BATHROOM

Double glazed window to rear, panel bath with twin head thermostatic shower unit over, hand wash basin and hidden cistern WC in cupboard style unit, PVC cladding to walls, towel rail, LED mirror



EXTERNALLY

The property occupies a corner plot with gardens to front side and rear. These are mainly laid to lawn with bushes and the rear area is mostly laid to paving to be low maintenance. At the side is a single garage plus a sloping drive and a path leads to front door and down the side of the garage where there is an outhouse, to a side covered porch with door to kitchen

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 8Mbps / Superfast 60Mbps

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

Planning permission passed in the immediate area: None known

The property is not listed

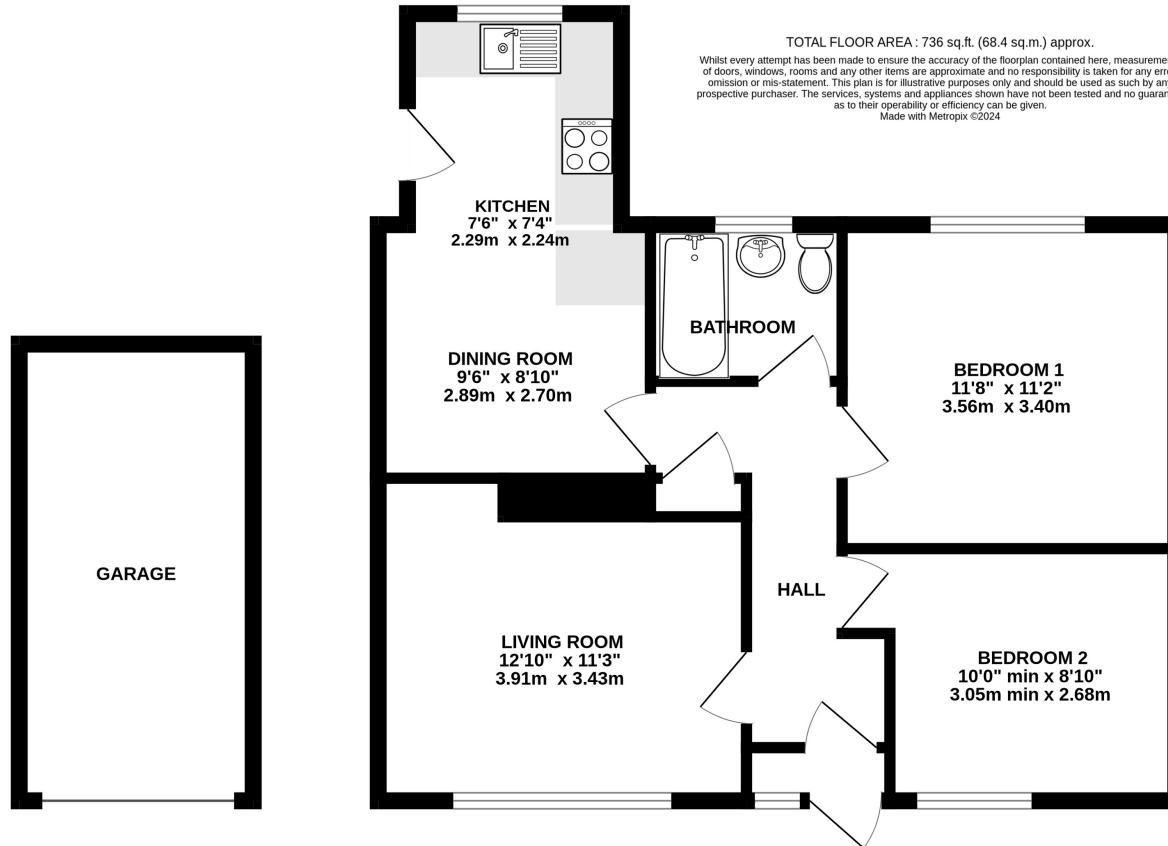
DIRECTIONS

From the town centre head up Inkerman Terrace passing McDonalds and turn left onto the A595. Take the next right into Springfield Avenue and then left into Highfields, proceeding uphill to the top and turning left into Ruskin Drive. Take a right turn into High Grove and turn right at the T-Junction at the top where the property will then be located in the right hand corner.



GROUND FLOOR

736 sq.ft. (68.4 sq.m.) approx.



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		
(69-80)	C		
(55-68)	D	61	82
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			