

58 Lowther Street
Whitehaven
Cumbria
CA28 7DP

Telephone:
01946 590412
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www.lillingtons-estates.co.uk



1 THE GINNS, WHITEHAVEN, CUMBRIA CA28 9DR
PRICE £85,000

Well located for access to the town centre and marina, and within easy reach of the local Asda and Aldi supermarkets, this end terrace townhouse will make a great buy! Offered for sale chain free the property includes a living room and separate dining room, fitted kitchen, two bedrooms to the first floor plus a family bathroom and a generous office/play room to the top floor with a door from here into the 3rd bedroom making this a great option for a teenager who wants their own sitting room. to the rear there is an enclosed courtyard garden. A great buy for the money!

EPC band D

Living room

A PVC front door with fanlight over leads into living room with double glazed window to front, gas flame effect fire with hearth, dado rail, door to hall

Hall

Door to dining room, stairs to first floor

Dining room

Double glazed window to rear, raised gas living flame fire, radiator, built in cupboard, under stairs cupboard, door to kitchen

Kitchen

Range of base units with worktops, single drainer sink unit, electric hob and oven, space for fridge freezer and washing machine, double glazed window to side, part double glazed door to side into garden

Landing

Doors to rooms, double radiator, door to stairs leading up to second floor

Bedroom 1

Double glazed twin window to front, cast iron fire surround, double radiator

Bedroom 2

Double glazed window to rear, built in double cupboard, double radiator

Bathroom

Double glazed window to rear, panel bath with shower attachment and screen, pedestal hand wash basin, low level WC. Double radiator, built in cupboard, wood style flooring, combi boiler in cupboard unit.

Office/Snug

Stairs lead up into a generous room perfect for a teenage den or home office with skylight window to rear, radiator, door to bedroom 3

Bedroom 3

Double glazed dormer window to front, radiator

Externally

Enclosed courtyard to rear with rear access gate.

We understand the area to the side of the house is used informally by the property but is not listed on the deeds for the house.

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, hob and oven

Broadband type & speed: Standard 15Mbps/Superfast 80Mbps

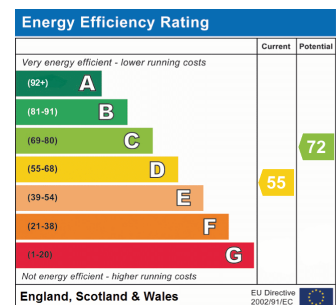
Known mobile reception issues: All ok outdoors. EE limited indoors, others are ok

Planning permission passed in the immediate area: We understand there will be a new supermarket and carpark built in the industrial land behind the terrace

The property is not listed

Directions

From the town centre head out on St Bees Road passing Asda and Aldi. The property will be located on the left hand side before reaching Coach Road



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.