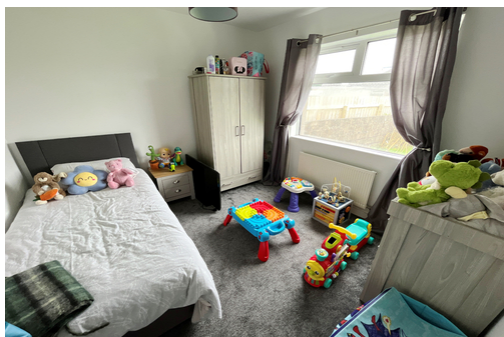




27 THWAITEVILLE | WHITEHAVEN | CUMBRIA | CA28 9EL

PRICE £160,000





### **SUMMARY**

Bungalows within this coastal town are a rare find so take a good look at this semi detached home which occupies a large enclosed plot with a single garage located behind the property and is offered for sale chain free. The accommodation includes an entrance hall, living room, a modern kitchen/breakfast room with adjacent utility, three bedrooms and a fitted bathroom. Within reach of the town centre and the marina, this one won't be around for long...

EPC band TBC

### **ENTRANCE HALL**

A part glazed PVC door leads into hall which runs along the front of the property and has doors to rooms, double glazed window to front, wood style flooring

### **LIVING ROOM**

Double glazed window to rear, double radiator, electric fire with surround and hearth, built in cupboard with double doors, wood style flooring, door to kitchen

### **KITCHEN/BREAKFAST ROOM**

Double glazed window to side, fitted range of base and wall mounted units with work surfaces, single drainer sink unit, space for electric cooker, washing machine and fridge freezer, space for bistro table, patterned tile effect flooring, radiator, part glazed door to utility area

### **UTILITY AREA**

Double glazed window to side and rear, part glazed door to garden, wood style flooring, space for tumble dryer and fridge freezer, two useful stores

### **BEDROOM 1**

Double glazed window to front, double radiator, wood style flooring

### **BEDROOM 2**

Double glazed window to rear, radiator

### **BEDROOM 3**

Cast iron style fireplace with tiled inserts, double glazed window to rear, wood style flooring

### **BATHROOM**

Two double glazed windows to front, panel bath, separate shower enclosure with electric shower unit, hand wash basin and low level WC. PVC cladding to splash areas, chrome towel rail

### **EXTERNALLY**

The property occupies a corner plot with gardens laid to lawn to three sides, enclosed by recently erected fencing. Gated path to front door, access at the rear to a single detached garage

### **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](mailto:whitehaven@lillingtons-estates.co.uk)

Council Tax Band: A

Tenure: Freehold

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

Fixtures & Fittings: Carpets

Broadband type & speed: Standard 14Mbps/Superfast 44Mbps

Known mobile reception issues: All ok outdoors. 3 ok inside, others have limited reception

Planning permission passed in the immediate area: None known

The property is not listed

### **DIRECTIONS**

From the town centre head up between the two Albion Square buildings onto Harbour View and turn left at the bend onto High Road. Proceed uphill and take the left turn into Thwaiteville. Cross the crossroads and the property will be on the right hand corner.

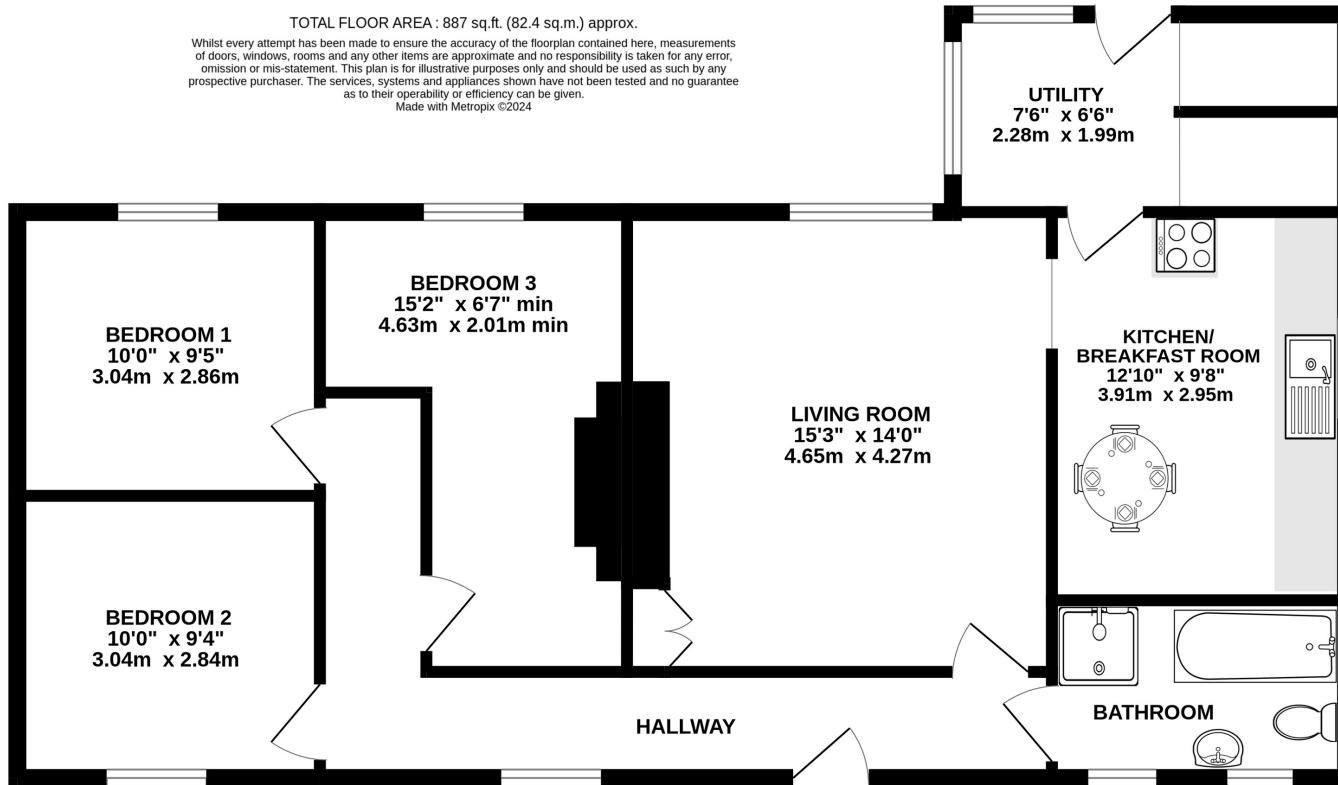


# GROUND FLOOR

887 sq.ft. (82.4 sq.m.) approx.

TOTAL FLOOR AREA : 887 sq.ft. (82.4 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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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.