



26 SNECKYEAT ROAD | WHITEHAVEN | CUMBRIA | CA28 8PE

PRICE £260,000





SUMMARY

We have been down this street so often but never even noticed that this detached traditional home existed! Built in the 1920's, pre-dating the houses around it by a few decades, this lovely home sits well back from the road and enjoys a generous plot with the addition of a fantastic triple garage with inspection pit (29'x20'). A perfect purchase for any type of petrolhead, tradesperson, home based mechanic or those who enjoy woodworking etc. The house itself needs updating but will include a new consumer unit plus a modern combi boiler and the accommodation includes an elegant living room with bay window, an open plan kitchen/dining room with Rayburn and pantry, three first floor bedrooms and a wet room (OAP) style first floor shower room. The house sits back from the road with a good four cars off road parking at the front and there is a lovely, generous garden to the rear. Don't dilly-dally because a house with this much potential only comes along a few times a year...

EPC band TBC

GROUND FLOOR ENTRANCE HALL

A part double glazed PVC door leads into hall with double glazed window to side, stairs to first floor, two double radiators, dado rail, under stairs cupboard, coat cupboard, doors to rooms

LIVING ROOM

An elegant double aspect room with leaded light box bay window to front and double glazed window to side, open fire with surround and hearth, inset carpet with wood block floor surround, radiator, picture rail

KITCHEN/DINING ROOM

An open plan generous room with two double glazed windows to rear, fitted range of base and wall mounted units with work surfaces, gas hob, gas fired two oven Rayburn (not working), single drainer sink unit, space for appliances, double radiator, pantry, tiled floor, part double glazed door to side.

FIRST FLOOR LANDING

Doors to rooms, radiator, built in cupboard housing combi boiler, double glazed window to side, access to loft space

BEDROOM 1

Double glazed window to rear, double radiator, built in triple wardrobe, separate double wardrobe with hatch in back wall leading into eaves cupboard

BEDROOM 2

Double glazed window to front, eaves wardrobe, radiator, picture rail

BEDROOM 3

Double glazed window to front, radiator



SHOWER ROOM

A double aspect room with windows to side and rear, Velux window to side, wet room shower area with thermostatic shower unit, pedestal hand wash basin, low level WC. Two radiators, extractor fan

EXTERNALLY

To the front of the property there is a garden area with path to front door and side access to rear garden. To the front of the garage is an area of hardstanding for parking which is large enough for four vehicles. The rear garden is generous in size and is enclosed with lawn and mature planted beds.

Large detached garage (29'7"x19'5") with two sets of double doors, inspection pit, two windows to side, PVC access door to side

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

Broadband type & speeds available: Standard 7Mbps / Superfast 65Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 24'

indicates all networks have good signal outside but limited service indoors

Planning permission passed in the immediate area: None known

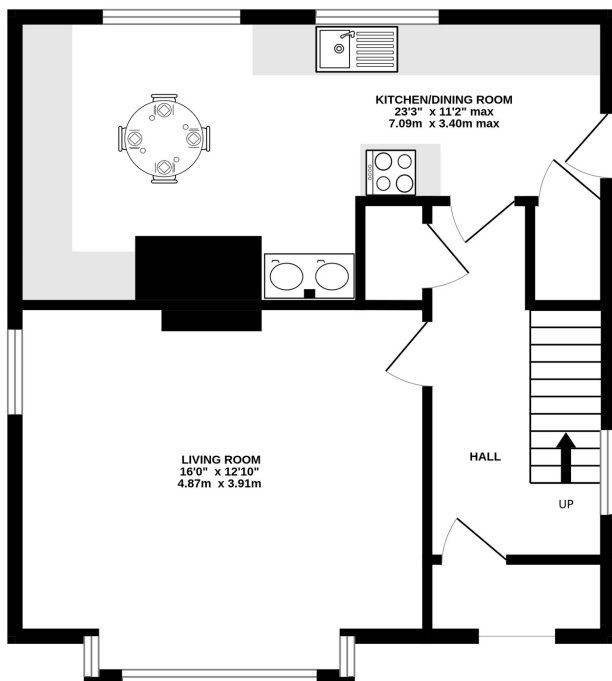
The property is not listed

DIRECTIONS

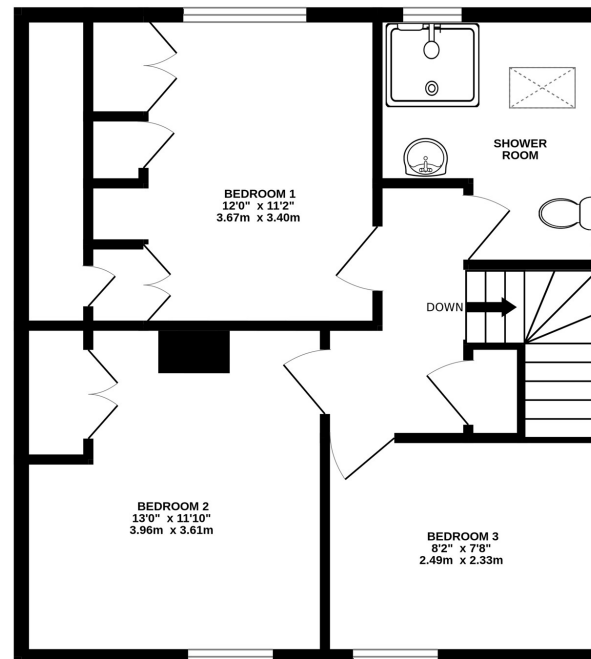
From the town centre head up past McDonalds onto Inkerman Terrace and at the T-Junction turn right onto the A595 heading south. Continue to a roundabout taking the 2nd exit towards the hospital. Once past the hospital entrance turn left into Sneckyeat Road and the property will be located on the left hand side.



GROUND FLOOR
552 sq.ft. (51.2 sq.m.) approx.



1ST FLOOR
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 1106 sq.ft. (102.7 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.

www.lillingtons-estates.co.uk

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