



4 MUNCASTER ROAD | WHITEHAVEN | CUMBRIA | CA28 8RR

PRICE £165,000





SUMMARY

Located in a popular part of town with handy access to the hospital, local spar/petrol station, swimming pool and both High Schools, this semi detached home on Muncaster Road is a real find! Offered with no onward chain and in great order the property includes an entrance hall, a stylish living room with fireplace, a modern open plan kitchen/dining room with French doors to garden, a useful side lobby and separate utility room, three first floor bedrooms and a modern family bathroom. Steps lead up from the roadside to the front door and the enclosed rear garden is laid with artificial grass to be low in maintenance. A great family home for the money...

EPC band D

GROUND FLOOR ENTRANCE HALL

Accessed via a uPVC front door with doors to living room and kitchen, stairs to the first floor, under stairs storage cupboard, double glazed window to side, radiator and wood style flooring.

LIVING ROOM

Double glazed window to front with blinds, radiator, electric fire with surround, wood style flooring

KITCHEN/DINING ROOM

Fitted with a range of modern high gloss base and wall mounted units with stylish worktops, breakfast bar and splashback, housing an electric hob, with single electric fan oven. Composite sink and drainer, cupboard housing combi boiler. Dining area with space for table and chairs, UPVC French doors which lead out to the rear garden. wood style flooring, vertical radiator, Double glazed window to rear and ceiling downlights. Door which leads to lobby

SIDE LOBBY

Which has double glazed French doors to rear garden and PVC door to the front, wood effect flooring. Door to Utility Room and to outhouse

UTILITY ROOM

With white high gloss base and wall units, space for washing machine and tumble dryer. Panelled walls, ceiling downlights, double glazed window to rear, wood style flooring

FIRST FLOOR LANDING

Double glazed window to side, Loft access, ceiling downlights, airing cupboard and doors to rooms

BEDROOM 1

Double glazed window to front with blinds, radiator, ceiling downlights.

BEDROOM 2

Double glazed window to rear with blinds, ceiling downlights, radiator and storage cupboard.

BEDROOM 3

Double glazed window to front with blinds, radiator, over stairs storage cupboard and ceiling downlights.

BATHROOM

Fitted with a p-shaped bath with shower and screen, wash hand basin and hidden cistern WC within vanity style unit, splash panelling to walls and ceiling, ceiling downlights, double glazed window to side and rear with frosted glass to rear, chrome ladder radiator, tile effect flooring

EXTERNALLY

From the roadside a gated path with steps leads up to front door and door to side lobby. Garden areas laid with stone chippings. The rear garden is enclosed and is laid with artificial grass to be low in maintenance with gravel borders.

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 and hob

Broadband type & speed: Standard 5 Mbps / Superfast 80Mbps

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

indicates all providers have signal inside and outside the property

Planning permission passed in the immediate area: None known

The property is not listed

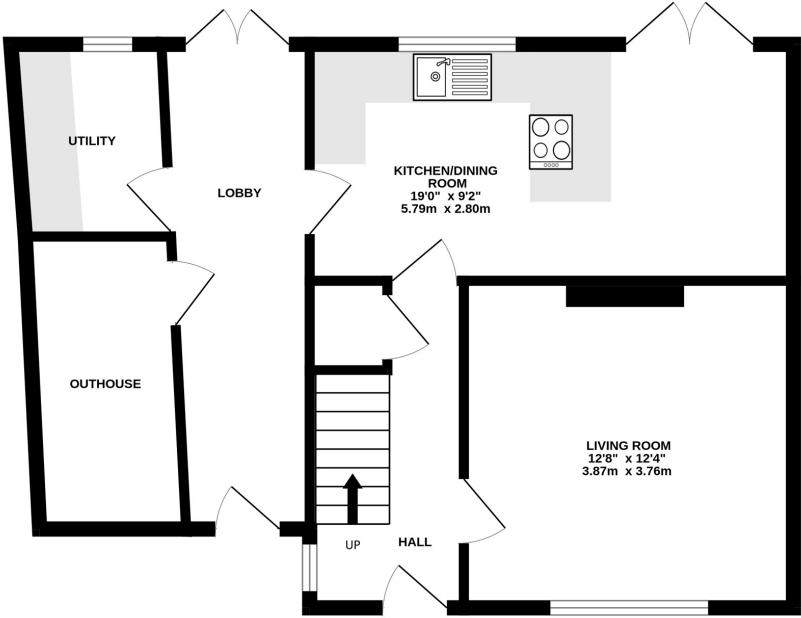
DIRECTIONS

From the town centre head up Inkerman Terrace passing McDonalds and at the traffic lights turn right onto the A595. Take the left sliproad and head into Hensingham turning left uphill at the mini roundabout onto Main Street. By the petrol station turn right into Richmond Hill Road and then left into Muncaster Road where the property will be located on the right hand side.

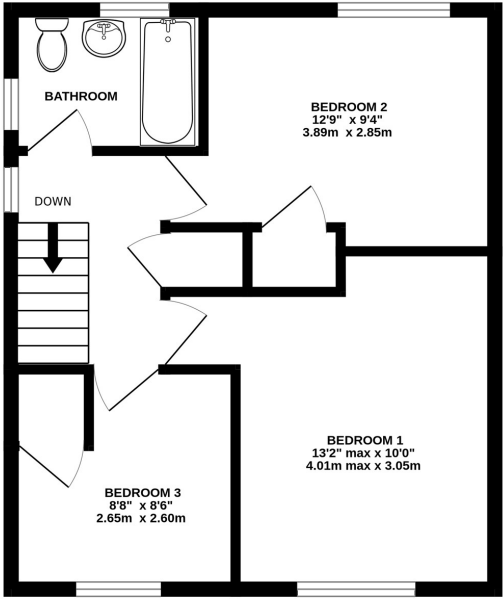




GROUND FLOOR
613 sq.ft. (56.9 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 1034 sq.ft. (96.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	66	82
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D	66	82
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		