

58 Lowther Street
Whitehaven
Cumbria
CA28 7DP

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20 NEWLANDS GARDENS, WORKINGTON, CUMBRIA CA14 3PG
PRICE £45,000

This maisonette is well located for the facilities in the town centre and will make a great investment purchase or first home. The first floor property has a private ground floor entry door which leads up to a landing where the bathroom can be accessed. In addition there is a double aspect living room with media wall, a fitted kitchen and a double bedroom. The property is currently let out and the long running tenant would like to stay on, making this a great addition to an existing portfolio.

EPC band D

Entrance Lobby

A PVC front door leads into lobby with stairs rising to first floor landing

Landing area

Double glazed window to front, doors to bathroom and hall, generous storage cupboard

Bathroom

Double glazed window to side, panel bath, hand wash basin and low level WC.

Hall

Doors to living room, kitchen and bedroom. Two useful storage cupboards

Living room

A generous double aspect room with double glazed windows to front and rear, media wall with space for TV plus display niches to either side, double and single radiator, wood style flooring

Kitchen

Double glazed window to rear, fitted range of base and wall mounted cupboards with worktops, single drainer sink unit, space for cooker and fridge freezer, access to loft space

Double bedroom

Double glazed window to rear, built in cupboard over stairs.

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: 01900 606006

whitehaven@lillingtons-estates.co.uk

Council Tax Band: A

Tenure: Leasehold

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

Fixtures & Fittings: Carpets

Broadband type & speeds available: Standard 15Mbps / Superfast 80Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 25' indicates EE & 3 have good signal indoors and out. Vodafone has good service outside but variable indoors. O2 has variable service outside and none indoors.

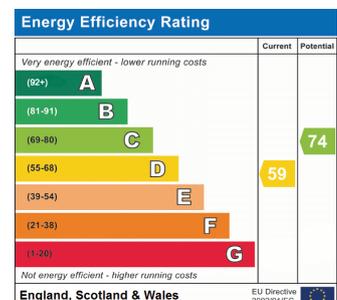
Planning permission passed in the immediate area: None known

The property is not listed

Directions

From the town centre head out on Bridge Street to KwikFit and turn left at the roundabout onto Guard Street. Turn right into Newlands Lane and then the 4th turning on the left into Newland Gardens. Take the first left turn and the property will be located on the right hand side by the corner.

What3words: added.lawn.cook



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.