



29 MILL STREET | WHITEHAVEN | CUMBRIA | CA28 7QS

PRICE £115,000





SUMMARY

Located in the heart of Whitehaven within a short stroll of the marina, local shops and supermarkets, this deceptively spacious terraced house on Mill Street is a real treat! Offering surprisingly generous accommodation the property includes an entrance hall, lovely open plan living/dining room, a decent size fitted kitchen, a main bedroom and large bathroom to the first floor and two further bedrooms plus a handy WC to the top floor. A charming enclosed courtyard at the rear completes the specification. A lovely home at a sensible price.

EPC band D

GROUND FLOOR

ENTRANCE HALL

A part double glazed PVC door with fanlight over leads into hall, door to living room, double radiator, stairs to first floor, wood style flooring

LIVING/DINING ROOM

The dining area has a double glazed window to front, double radiator, fitted bookshelves, space for table and chairs. The living area has a double glazed window to rear, gas living flame fire with surround and hearth, double radiator, under stairs storage cupboard, door to kitchen

KITCHEN

Fitted range of base and wall mounted units with work surfaces, single drainer sink unit, electric hob with oven and extractor, double glazed window to side, part double glazed door to side into courtyard, space for washing machine, freezer, fridge/freezer and slimline dishwasher

FIRST FLOOR

LANDING

Double glazed window to rear, radiator, doors to rooms, stairs continue to second floor

BEDROOM 1

A generous room with two double glazed windows to front, built in wardrobes along one wall with sliding doors, double radiator

BATHROOM

Another generous room with double glazed window to rear, panel bath with shower attachment plus thermostatic shower unit, pedestal hand wash basin, low level WC. Built in cupboard housing wall mounted combi boiler, tiling to splash areas, tile effect flooring

SECOND FLOOR

LANDING

Double glazed window to rear, space for desk, doors to rooms

BEDROOM 2

Double glazed window to front, double radiator, part sloping ceiling with exposed purlin, recess for wardrobe/storage

BEDROOM 3

Double glazed window to rear, radiator, coved ceiling

WC

Pedestal hand wash basin, low level WC. Extractor fan

EXTERNALLY

To the rear there is an enclosed yard with rear access gate

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, oven hob and extractor

Broadband type & speeds available: Standard 18Mbps / Superfast 80Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to November 24' indicates EE has limited signal but other networks have service indoors. All providers have service outside

Planning permission passed in the immediate area: None known

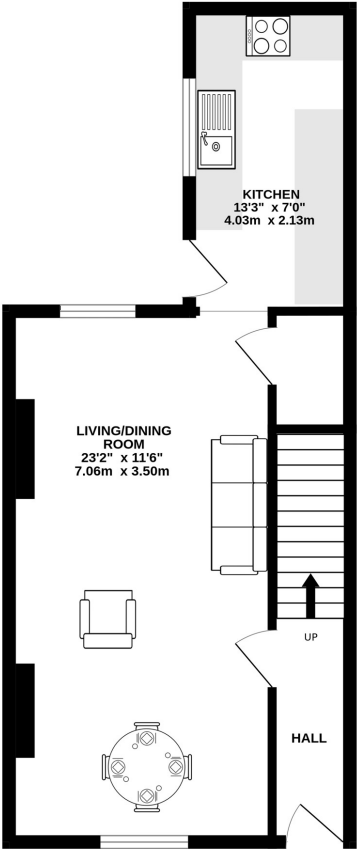
The property is not listed

DIRECTIONS

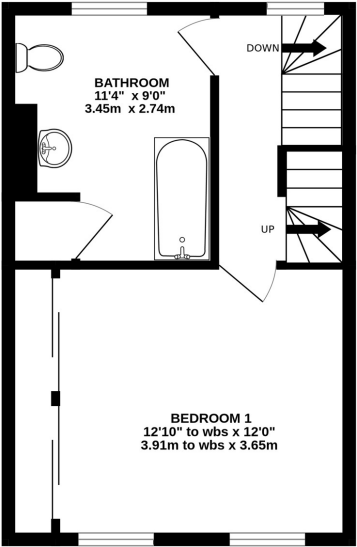
From the town centre head away from the marina towards McDonalds, passing the Civic centre and then turning right into Catherine Street. At the bottom of the road turn left into Mill Street and the property will be located on the right hand side.



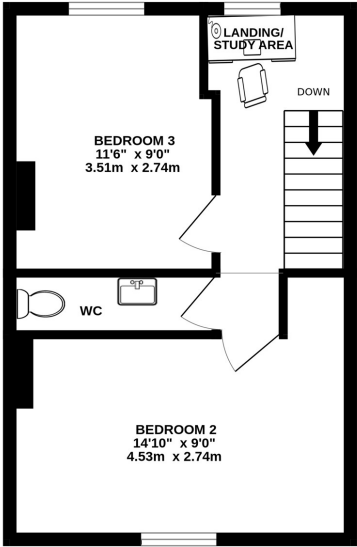
GROUND FLOOR
430 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
340 sq.ft. (31.6 sq.m.) approx.



2ND FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 1110 sq.ft. (103.1 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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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	56	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		