



2 HONISTER ROAD | WHITEHAVEN | CUMBRIA | CA28 8HS

OFFERS OVER £200,000





## SUMMARY

Properties like this extended five bedroom semi detached home are rarely available so don't miss your chance to secure it! Offered with no onward chain and in excellent condition the property includes an entrance hall, living room, generous modern kitchen/dining room, utility room plus ground floor shower room, five bedrooms (four doubles) and a stylish family bathroom. The good stuff keeps coming outside where there is an integral garage, a double width drive and a garden with composite decking and artificial grass. A fantastic home for the money...

EPC band D

## GROUND FLOOR

### ENTRANCE HALL

Via a composite door with feature glass panels, which leads to the entrance hall.

### LIVING ROOM

Wall mounted electric fire, double glazed bow window to front, radiator.

### DINING KITCHEN

Fitted with a range of modern wall and base units with work tops and contrasting splash back, five burner gas hob, extractor hood over, integrated microwave, double oven and dishwasher, stainless steel sink and drainer with mixer tap, laminate flooring, two double glazed windows to rear, LED down lights and kickboard lighting, radiator, double glazed door with frosted glass panels which leads to a utility room.

### UTILITY ROOM

Stainless steel sink and drainer with mixer tap and work surface, double glazed door to the rear garden, double glazed window to rear, tiled floor, doors to the shower room and garage.

### SHOWER ROOM

With quadrant shower enclosure fitted with an electric shower and with tiled splash back, wash hand basin and WC, radiator, double glazed frosted glass window to rear

## FIRST FLOOR

### LANDING

Loft access and doors to all rooms

### BEDROOM 1

Double glazed window to front, radiator and further loft access.

### BEDROOM 2

Double glazed window to rear, radiator.

### BEDROOM 3

The former main bedroom, with two double glazed windows to front, radiator.

### BEDROOM 4

A further double bedroom with double glazed window to rear, radiator, walk in storage cupboard.

### BEDROOM 5

Double glazed window to front, radiator, bulkhead over stairs

## BATHROOM

Fitted with a modern white 3 piece suite including panel bath with shower over and screen, bathroom furniture housing the wash hand basin and WC, tiled floors and walls, LED down lights, ladder radiator, extractor fan

## EXTERNALLY

The property has low maintenance gardens to the rear and side fitted with composite decking and artificial grass plus a shilled area. The front garden is laid to lawn and bordered by hedges. The driveway provides parking for several vehicles and access to garage

## GARAGE

A large oversized integral garage with remote access up and over door. Fitted with light and power

## 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: B

Tenure: Freehold

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

Fixtures & Fittings: Carpets, oven hob and extractor

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

Known mobile reception issues: None

Planning permission passed in the immediate area: None known

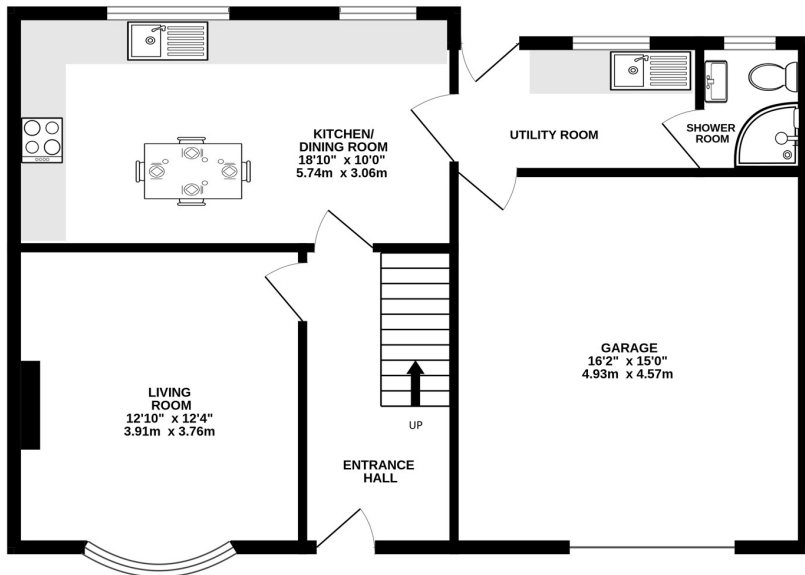
The property is not listed

## DIRECTIONS

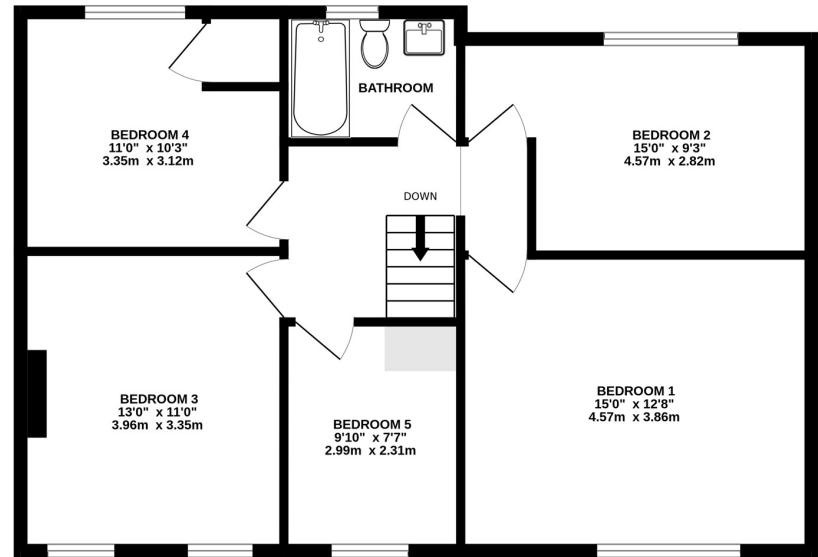
Leaving Whitehaven via Inkerman Terrace, turn right at the traffic lights and proceed in the right hand lane, through the next traffic lights and then take the 3rd exit from the following roundabout. Take the first turning on the right onto Meadow Road and then the 2nd turning on the left onto Honister Road and number 2 is directly on your right.



**GROUND FLOOR**  
755 sq.ft. (70.2 sq.m.) approx.



**1ST FLOOR**  
760 sq.ft. (70.6 sq.m.) approx.



**TOTAL FLOOR AREA : 1515 sq.ft. (140.7 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](http://www.lillingtons-estates.co.uk)

58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		60	71
England, Scotland & Wales			