

# PKK

14 Inkerman Terrace, Whitehaven, Cumbria CA28 7TY

Guide Price: £320,000





## LOCATION

The property is well located just a very short walk to Whitehaven town centre, which offers a wide range of amenities including shops, schools, restaurants and leisure facilities. There are good bus and rail links in the town centre connecting it with neighbouring towns and employment centres along the west coast.

## PROPERTY DESCRIPTION

A modern and unique 5 bed period townhouse located within a very short walk to Whitehaven town centre and boasting off road parking and gardens - a rare find for such a property situated so close to the town centre.

This property on Inkerman Terrace has been immaculately maintained by the present owners to create a comfortable and traditionally styled family home, whilst managing to retain many of the original character features, including cornicing, doors, floor tiles, floorboards, fireplaces and skirting boards. Decorated in a modern style, with high ceilings, spacious rooms and flexible living arrangements, 14 Inkerman Terrace is perfectly suited to young or growing families, but would equally suit a couple looking for a sizeable home.

In brief, accommodation comprises a grand entrance hall with original tiled flooring, which gives access to the large cellar, spacious lounge with large windows, second reception room with French doors to rear, and modern, dining kitchen with access to a handy laundry/utility room. A split level staircase with beautiful, stained glass window leads up to the first floor, where there are three large bedrooms, family bathroom, shower room and separate WC. There are two further bedrooms with Velux windows and a further landing space to the second floor, also giving access to a room situated directly above the feature skylight.

Externally, the property benefits from driveway parking to the front leading to a detached garage, with the option also available to obtain a residents and visitors parking permit if additional parking is required. Gardens are well proportioned, with lawned and decked areas together with an area to the side with storage outbuildings.

## ACCOMMODATION

### Entrance Porch

1.3m x 1.9m (4' 3" x 6' 3") Accessed via original wooden front door. With original cornicing, dado rail and tiled flooring, feature part glazed door leading into the hallway.

### Hallway

8.4m x 2.3m (27' 7" x 7' 7") A spacious hallway with feature original cornicing, dado rail and tiled flooring, original staircase leading to the first floor and down to the basement level, cast iron radiator and doors giving access to ground floor rooms.

### Living Room

5.8m x 5.0m (19' 0" x 16' 5") An impressive, high ceilinged reception room with full height, front aspect bay windows enjoying views over the town, original decorative coving, picture rail, ceiling rose and skirting boards. Feature, original fireplace with marble hearth, housing an original decorative open fireplace.

### Dining Room/Living Room 2

5.1m x 4.6m (16' 9" x 15' 1") A beautiful, high ceilinged second reception room/dining room with original coving, picture rail and skirtings, log burning stove in surround set on a marble hearth, side aspect floor to ceiling window and French doors leading out to the rear.

## Kitchen

6.3m x 3.8m (20' 8" x 12' 6") (overall measurements) An attractive, large dining kitchen with a range of built in oak cupboards, wall mounted shelving and wine rack. Base unit with oak work surfacing, incorporating Belfast sink with mixer tap, additional boiling water tap and tiled splashback and large, central island with storage below and oak work surfacing with pop up power point, providing informal dining space for six to eight. Recessed large Rangemaster cooker with tiled splashback and extractor over, separate double Neff oven integrated at eye level, slate tiled flooring and two large, traditional side aspect windows.

## Laundry/Utility Room

2.6m x 3.2m (8' 6" x 10' 6") Base and full height units with complementary oak work surfacing incorporating sink and drainer unit with mixer tap and tiled splashbacks. Plumbing and space for washing machine and tumble dryer, space for full height fridge freezer, original slate flooring, side aspect window and stable style door.

## BASEMENT LEVEL

### Cellar Rooms

Room 1 - (6.2m x 1.7m (20' 4" x 5' 7") - used for storage purposes, with open access into room 2.

Room 2 (5.8m x 5.0m (19' 0" x 16' 5") - A large, versatile space, suitable for use as a further bedroom, reception or games room. We understand the current owner has made initial enquiries regarding conversion of this area, but no official planning requests have been submitted.

## FIRST FLOOR

### Half Landing

A half landing gives access to an inner landing with cast iron radiator, skylight and doors leading to the bathroom, shower room and separate WC.

## Family Bathroom

3.6m x 3.9m (11' 10" x 12' 10") A generous family bathroom, fitted with a four piece suite comprising freestanding, clawfoot rolltop bath, large shower cubicle with mains shower and sliding doors, WC and pedestal wash hand basin. Decorative coving and ceiling rose, oak effect flooring and obscured side aspect window.

## Shower Room

1.5m x 2.6m (4' 11" x 8' 6") Fitted with wash hand basin and shower cubicle with mains shower, decorative coving, vertical heated chrome towel rail, and obscured side aspect window.

## WC

1.1m x 1.9m (3' 7" x 6' 3") Fitted with WC and obscured side aspect window.

## Landing

With original cornicing and skirtings, stairs leading to the second floor, large storage cupboard, feature, circular skylight and doors leading to three bedrooms.

## Bedroom 1

4.9m x 4.5m (16' 1" x 14' 9") A large double bedroom with original coving and skirting boards, feature fireplace with tiled hearth and dual aspect windows with original shutters.

## Bedroom 2

4.6m x 4.1m (15' 1" x 13' 5") A front aspect double bedroom enjoying views over Whitehaven. With original cornicing, ceiling rose and skirting boards.

## Bedroom 3

3.2m x 2.7m (10' 6" x 8' 10") Front aspect double bedroom with original cornicing and skirting boards, enjoying views over the town.

## SECOND FLOOR LANDING

With doors giving access to the second floor rooms.

## Skylight Room

3.0m x 2.3m (9' 10" x 7' 7") With circular skylight to the floor (origin of feature skylight to the first floor landing) and further Velux window.

## Bedroom 4

3.3m x 2.3m (10' 10" x 7' 7") A good sized single bedroom with Velux window.

## Bedroom 5

7.2m x 4.5m (23' 7" x 14' 9") A very large, side aspect double bedroom with two further Velux windows.

## EXTERNALLY

## Gardens and Parking

To the front of the property, there is driveway parking for one car leading to the detached garage and a small lawned front garden with a pathway leading to the front door. Side access leads to a yard area with outbuildings ideal for storage of bicycles or childrens play equipment. To the rear, the enclosed garden is mainly laid to lawn with a mixture of flowers and perennials, with a decked area to the rear of the garden providing an ideal barbecue/alfresco dining space.

## Garage

Single detached garage with up and over door.

## ADDITIONAL INFORMATION

## Tenure & EPC

The tenure is freehold.  
The EPC rating is D.

## SALE DETAILS

Mains electricity, gas, water and drainage. Gas central heating and majority double glazing installed throughout. Telephone and broadband connections installed subject to BT regulations. Please note the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band D

Viewing: Through our Cockermouth office, 01900 826205.

Directions: The property (No 14) can easily be found on Inkerman Terrace or by using what3words location [///kinds.steadier.locked](#)





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

**Approximate total area<sup>8</sup>**  
3094.66 ft<sup>2</sup>  
287.51 m<sup>2</sup>

**Reduced headroom**  
129.49 ft<sup>2</sup>  
12.03 m<sup>2</sup>

Floor 0

Floor 1

Floor 2

Excluding balconies and terraces

E: Reduced headroom (Below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate and should not be relied upon for planning or illustrative purposes only.

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