



3 BRISCOE CRESCENT | WHITEHAVEN | CUMBRIA | CA28 6NF

PRICE £110,000





SUMMARY

Well positioned on the edge of Whitehaven and well located for work and leisure facilities in neighbouring towns due to a handy bus stop nearby, this traditional semi detached house which is offered for sale with no onward chain makes a great buy! Occupying a decent plot with open outlook at the front across the Loop Road and to fields beyond, and towards the sea at the rear, the property includes an entrance hall, double aspect living room, kitchen and a useful ground floor WC. There are three bedrooms to first floor level and bathroom. Gardens lie to three sides and include lawns and fruit trees. After a little upgrading this will make an awesome family home!

EPC band D

GROUND FLOOR ENTRANCE HALL

A part glazed PVC front door leads into hall with doors to rooms, stairs to first floor

GROUND FLOOR WC

Window to side, low level WC

LIVING ROOM

Double glazed window to front with blinds, dado rail, sliding patio doors to garden, fireplace with hearth

KITCHEN/BREAKFAST ROOM

Fitted base and wall mounted units with worktops, single drainer sink unit, space for cooker, washing machine, fridge and tumble dryer, double glazed window to rear, space for table and chairs, door to a side lobby with door to exterior.

FIRST FLOOR LANDING

Double glazed window to front, doors to rooms

BEDROOM 1

Double glazed window to rear, radiator, built in cupboard

BEDROOM 2

Double glazed window to rear with a view towards the sea, radiator

BEDROOM 3

Double glazed window to front with an open view over the road to fields beyond, radiator

BATHROOM

Double glazed window to front, panel bath, hand wash basin with cupboard under, low level WC. Radiator, built in airing cupboard



EXTERNALLY

The property enjoys lovely gardens with gated steps leading down from the roadside to a lawned garden with planted areas at the front and path to front door. The rear is also laid to lawn with fruit trees, patio area and garden shed.

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, shed

Broadband type & speed: Standard 4Mbps/Superfast 71Mbps/Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates EE and O2 have service indoors but other providers have limited service. All have service outdoors

Planning permission passed in the immediate area: None known

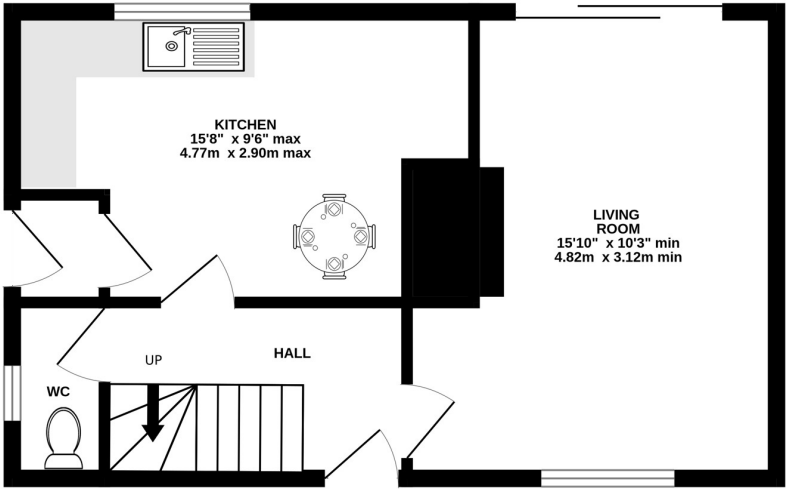
The property is not listed

DIRECTIONS

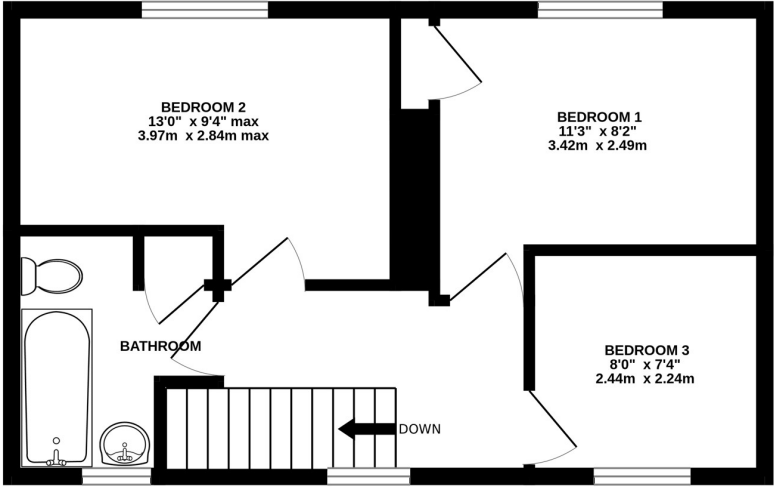
From the town centre pass Tesco and turn left uphill to Bransty. Continue to follow the road as it drops down to meet the Loop Road. Turn left towards Workington and the property will be situated on the left hand side of the road.



GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 792 sq.ft. (73.6 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+)	55	83	
A			
(81-91)			
B			
(69-80)			
C			
(55-68)			
D			
(39-54)			
E			
(21-38)			
F			
(1-20)			
G			
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			