



24 SPRINGFIELD GROVE | WHITEHAVEN | CUMBRIA | CA28 6UD

PRICE £135,000







## SUMMARY

Spring is definitely the right time to launch such a bold and colourful home to the market! This charming two bedroom end terrace property offers light and airy accommodation and includes a generous corner plot plus a single garage situated behind the property. The accommodation includes an entrance hall, living room, separate dining room, modern fitted kitchen, two double bedrooms and a first floor bathroom. A great house with a sunny aspect, in a top area and offered at a sensible price!

EPC band D

## GROUND FLOOR

### ENTRANCE HALL

A double glazed door with window beside leads into hall with door to living room, stairs to first floor, radiator

### LIVING ROOM

Double glazed window to front, double radiator, wall mounted gas fire, part glazed double doors lead into dining room

### DINING ROOM

Double glazed window to rear, space for table and chairs, radiator, part glazed door to kitchen

### KITCHEN

Double glazed window to rear, fitted range of modern wall and base units with worktops, single drainer sink unit, space for cooker and washing machine, recess for fridge freezer, radiator, part glazed door to side into garden

## FIRST FLOOR

### LANDING

Double glazed window to front, doors to rooms, access to loft space

### BEDROOM 1

Double glazed window to front, radiator, two sets of wardrobes with sliding doors, cupboard over stairs

### BEDROOM 2

Double glazed window to rear with fitted blinds, radiator, built in wardrobe with sliding doors, built in airing cupboard

### BATHROOM

Double glazed window to rear, panel bath with electric shower unit and screen, hand wash basin with cupboards under and hidden cistern WC. Chrome towel rail, tiled areas

## EXTERNALLY

The property occupies a corner plot with gardens to three sides. The gardens are open to the garage/parking area at the rear and are not completely enclosed. The gardens are laid to lawn with areas of planting at the front where a stepped path leads down to front door.

Single garage in a block directly behind the house. Closest garage to property with up and over door

## 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: A

Tenure: Freehold

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

Fixtures & Fittings: Carpets

Broadband type & speeds available: Standard 9Mbps / Superfast 74Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates Vodafone and O2 have signal indoors but other providers have limited service. All networks have signal outside

Planning permission passed in the immediate area: None known

The property is not listed

## DIRECTIONS

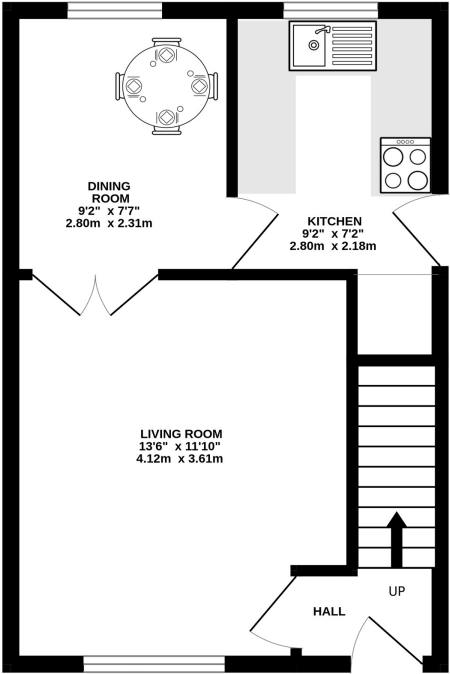
From the town centre head up Inkerman Terrace past McDonalds and turn left at the traffic lights onto the A595. Turn right into Springfield Avenue and follow the road, branching right on a bend into Springfield Grove. The property will be located on the right hand side before the bend



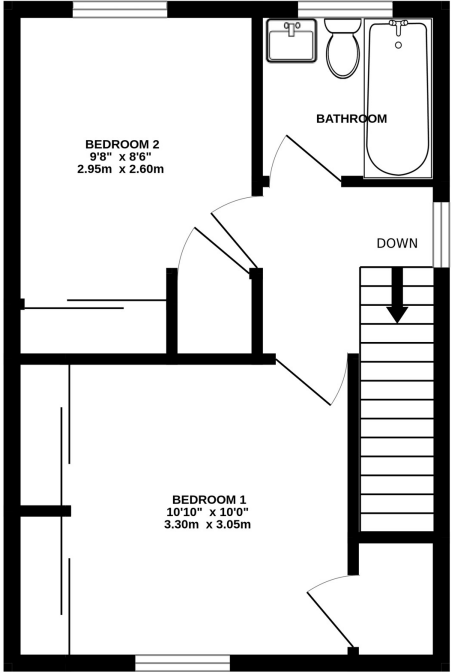




GROUND FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



1ST FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA: 677 sq.ft. (62.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	63	88
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>	63	88
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)	63	88
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		