

PFK

2 Winston Drive, Hensingham, Whitehaven, Cumbria CA28 8RB

Fixed Price: £285,000





PRK

LOCATION

The property is well located just a short drive 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

Located on Winston Drive, this 3 bed bungalow is available for sale without any onward chain, boasting a surprisingly spacious interior. Despite its initial appearance as a bungalow, the property features a large loft that presents an exciting opportunity for conversion. Situated in the popular location of Whitehaven, the area is favoured by families and professionals alike. Additionally, the proximity to the A595 and bus and rail links in the town make this a perfect location for anyone looking to retire or relocate to the area.

In brief comprising entrance porch, spacious hallway, lounge, dining kitchen, utility room, 3 well proportioned bedrooms and recently installed shower room. There is access from the hallway via a pull down ladder to a large loft space, currently divided into 2 rooms with a window in each. This space offers excellent potential to be converted to provide 2 further bedrooms or one impressive principal suite, if required and of course subject to the necessary permissions. Externally, there is driveway parking, in addition to an integral single garage, and large garden to the rear.

Properties on Winston Drive are rarely introduced to the open market, with this one offering yet further potential to improve and add valued, viewing is highly recommended.

ACCOMMODATION

Entrance Porch

Accessed via part glazed UPVC door with obscured glazed side panel. With tiled walls and obscured glazed door leading into the hallway.

Hallway

A generous hallway with radiator, doors leading to all rooms and access via hatch and drop down ladder into the fully boarded loft space.

Lounge

4.38m x 4.05m (14' 4" x 13' 3") A spacious reception room with gas fire set in a feature brick surround, radiator and large front aspect window.

Kitchen/Diner

3.5m x 4.34m (11' 6" x 14' 3") Fitted with a range of matching, wood wall and base units with complementary work surfacing, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated appliances including dishwasher, electric hob with extractor over and eye level double oven. Matching fitted dresser unit with glass fronted display cabinets, large storage cupboard and space for a dining table and chairs. Radiator, laminate flooring, large rear aspect window overlooking the garden and door leading to the utility room.

Utility Room

2.8m x 1.9m (9' 2" x 6' 3") Fitted with work surfacing incorporating small stainless steel sink with mixer tap, plumbing for washing machine and tumble dryer, wall mounted combi boiler, obscured side aspect window, door to integral garage and part glazed door leading out to the garden.

Principal Bedroom

3.41m x 3.65m (11' 2" x 12' 0") Double bedroom with fitted wardrobes to one wall, radiator and large front aspect window.

Shower Room

2.55m x 1.96m (8' 4" x 6' 5") Fitted with a three piece suite comprising close coupled WC, wash hand basin and large walk in shower cubicle with PVC panelled splashbacks and mains rainfall shower. Tiled walls and flooring, chrome laddered radiator, downlights and obscured side aspect window.

Bedroom 2

3.92m x 3.17m (12' 10" x 10' 5") A rear aspect double bedroom with radiator.

Bedroom 3

2.27m x 3.11m (7' 5" x 10' 2") A rear aspect bedroom with radiator.

Loft Space

The loft space is divided into two rooms and offers fantastic scope to be converted into ancillary accommodation if required, subject to permissions.

Room 1 - 6.03m x 8.85m (19' 9" x 29' 0") - with side aspect window.

Room 2 - 3.98m x 5.04m (13' 1" x 16' 6") - with side aspect window.

EXTERNALLY

Gardens and Parking

To the front of the property, there is offroad parking on the driveway leading to the garage and a small lawned garden with mature shrubbery and borders. Gated side access leads into the enclosed, sizeable rear garden, mainly laid to lawn with paved patio area, perfect for outdoor entertaining and offering the ideal setting for families.

Garage

Single garage with up and over door, power and lighting.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold (TBC).

The EPC rating is E.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

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

Council Tax: Band C

Viewing: Through our Cocker mouth office, 01900 826205.

Directions: The property can be located using the postcode CA28 8RB and identified by a PFK 'For Sale' board.

Alternatively by using

What3Words///awaiting.author.digesting





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

Approximate total area⁽¹⁾
1945.16 ft²
180.53 m²

Reduced headroom
321.68 ft²
29.89 m²

(1) 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 be used as a guide only. Please refer to the floor plan for illustrative purposes only.

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Floor 0

Floor 1

(1) Excluding balconies and terraces

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

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