



7 CEDA PARK | WHITEHAVEN | CUMBRIA | CA28 8TG

PRICE £158,950





## SUMMARY

This middle terrace modern home is well located within the town, accessible to great schooling, including both High Schools, the swimming pool and the local petrol station/Spar. Offered for sale chain free, the property includes an entrance hall with ground floor WC, a generous living/dining room with rear access door to Main Street, a stylish modern kitchen, three first floor bedrooms and a family bathroom. The gardens are low maintenance, with a yard to the rear and a small lawn at the front, making this great as a part time home or investment property, and there are two allocated parking spaces at the front. A great property for the money!

EPC band TBC

## GROUND FLOOR ENTRANCE PORCH

A PVC front door leads into porch with doors to WC and living area.

## LIVING/DINING ROOM

Of contemporary design with living and dining area, open access to kitchen, double glazed window to rear, door to rear, staircase to first floor with storage cupboard under.

## KITCHEN

Fitted in a range of cream, high gloss base and eye level units with complementary worktops, incorporating 1.5 bowl sink unit, integrated appliances including electric oven, gas hob over and stainless steel extractor above, integrated washing machine and fridge freezer, double glazed window to front elevation, tiled flooring

## FIRST FLOOR LANDING

Doors to rooms

## BEDROOM 1

With a double glazed window to the front elevation, radiator.

## BEDROOM 2

Double glazed window to rear, radiator.

## BEDROOM 3

Double glazed window to rear, radiator

## BATHROOM

Fitted bathroom suite including bath with shower screen and electric shower over, low level WC and hand wash basin. Double glazed window to front elevation, extractor fan, built in cupboard, radiator, high gloss tiled floor and wall tiling.



## EXTERNALLY

With garden area to front, mostly laid to lawn and an enclosed courtyard area to the rear, with gated pedestrian access from Main Street. Off road parking to the front with two side by side spaces.

## 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, oven hob and extractor

Broadband type & speeds available: Standard 8Mbps / Superfast 80Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 25' indicates all networks have good signal indoors and out.

Planning permission passed in the immediate area: None known

The property is not listed

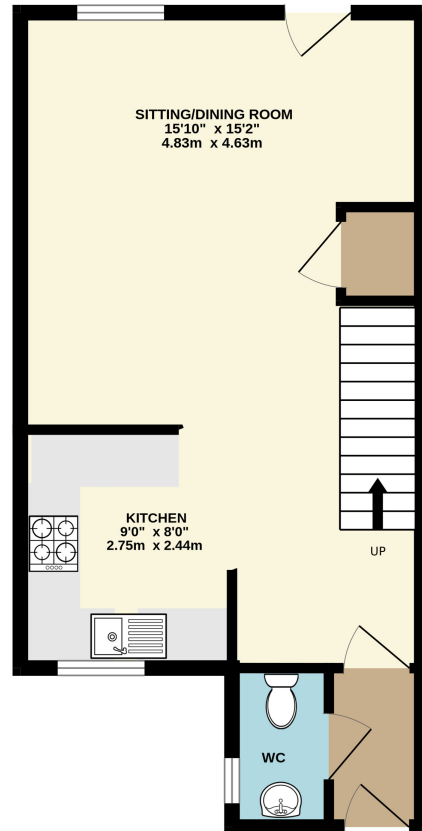
## DIRECTIONS

Ceda Park is located on the fringe of the town on the former site of Hensingham School. From Whitehaven town centre head out via Inkerman Terrace, turning right at the lights and bearing left up towards Hensingham Square. At the min roundabout take a left onto Hensingham Main Street and continue forward. Ceda Park is located approximately 500m up the main street, on your left hand side with access via Winston Drive.

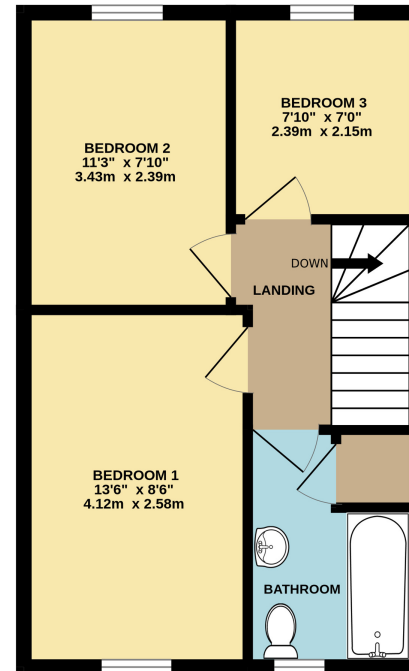
What3words: mills.hills.dripped



GROUND FLOOR  
420 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA: 789 sq.ft. (73.3 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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