



1 THE GINNS | WHITEHAVEN | CUMBRIA | CA28 9DR

PRICE £85,000





SUMMARY

Well located for access to the town centre and marina, and within easy reach of the local Asda and Aldi supermarkets, this end terrace townhouse will make a great buy! Offered for sale chain free the property includes a living room and separate dining room, fitted kitchen, two bedrooms to the first floor plus a family bathroom and a generous office/play room to the top floor with a door from here into the 3rd bedroom making this a great option for a teenager who wants their own sitting room. to the rear there is an enclosed courtyard garden. A great buy for the money!

EPC band D

GROUND FLOOR LIVING ROOM

A PVC front door with fanlight over leads into living room with double glazed window to front, gas flame effect fire with hearth, dado rail, door to hall

HALL

Door to dining room, stairs to first floor

DINING ROOM

Double glazed window to rear, raised gas living flame fire, radiator, built in cupboard, under stairs cupboard, door to kitchen

KITCHEN

Range of base units with worktops, single drainer sink unit, electric hob and oven, space for fridge freezer and washing machine, double glazed window to side, part double glazed door to side into garden

FIRST FLOOR LANDING

Doors to rooms, double radiator, door to stairs leading up to second floor

BEDROOM 1

Double glazed twin window to front, cast iron fire surround, double radiator

BEDROOM 2

Double glazed window to rear, built in double cupboard, double radiator

BATHROOM

Double glazed window to rear, panel bath with shower attachment and screen, pedestal hand wash basin, low level WC. Double radiator, built in cupboard, wood style flooring, combi boiler in cupboard unit.

SECOND FLOOR OFFICE/SNUG

Stairs lead up into a generous room perfect for a teenage den or home office with skylight window to rear, radiator, door to bedroom 3

BEDROOM 3

Double glazed dormer window to front, radiator



EXTERNALLY

Enclosed courtyard to rear with rear access gate.

We understand the area to the side of the house is used informally by the property but is not listed on the deeds for the house.

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, hob and oven

Broadband type & speed: Standard 15Mbps/Superfast 80Mbps

Known mobile reception issues: All ok outdoors. EE limited indoors, others are ok

Planning permission passed in the immediate area: We understand there will be a new supermarket and carpark built in the industrial land behind the terrace

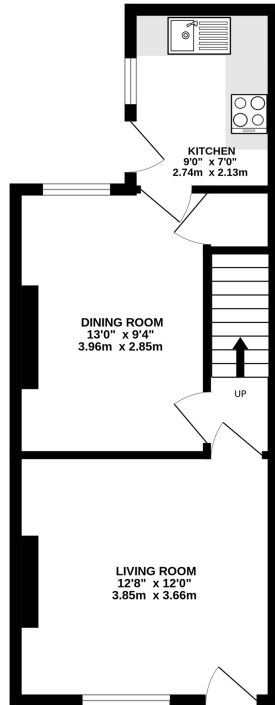
The property is not listed

DIRECTIONS

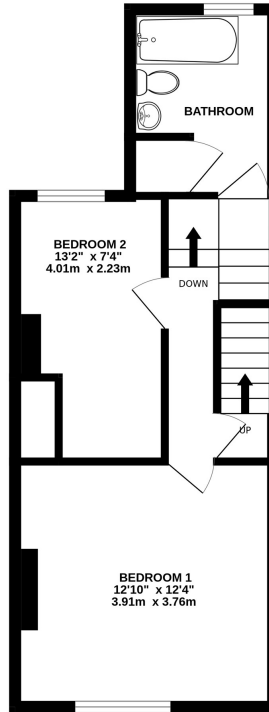
From the town centre head out on St Bees Road passing Asda and Aldi. The property will be located on the left hand side before reaching Coach Road



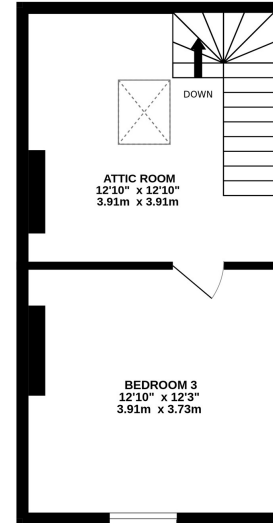
GROUND FLOOR
370 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



2ND FLOOR
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.8 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.

www.lillingtons-estates.co.uk

58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

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