



79 BALMORAL ROAD | WHITEHAVEN | CUMBRIA | CA28 6UZ

PRICE £190,000





## SUMMARY

Perfectly positioned for access to Jericho school and handy for both High schools plus the local Spar/petrol station, this fantastic semi detached home is sure to sell fast! Beautifully presented and sporting a generous conservatory the property includes an entrance hall, an elegant living room, a stylish open plan kitchen/dining room with breakfast bar, three first floor bedrooms and a family bathroom. Part of the front garden has been excavated to add a further parking space in addition to the drive and there is a garage at the side. The gardens to front and rear include artificial grass and composite decking so are definitely on-trend!

EPC band TBC

## GROUND FLOOR

### ENTRANCE HALL

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

### LIVING ROOM

A stylish room with double glazed window to front with blinds, gas fire with hearth, radiator, coved ceiling, opening to kitchen

### KITCHEN/DINING ROOM

A stylish open plan room, fitted in a modern range of base and wall mounted units with work surfaces, single drainer sink unit, tiled splashback, electric hob with eye level oven, integrated fridge, breakfast bar plus space for dining table, vertical radiator, wood style flooring, double glazed door to side onto drive, under stairs cupboard, sliding patio doors to conservatory

### CONSERVATORY

Double glazed construction with polycarbonate roof, wood style flooring, double glazed windows to three sides, double glazed French doors out onto decking

## FIRST FLOOR

### LANDING

Double glazed window to side, doors to rooms, coved ceiling, built in cupboard over stairs, access to loft space

### BEDROOM 1

Double glazed window to front with blinds, built in airing cupboard, radiator, coved ceiling

### BEDROOM 2

Double glazed window to rear with blinds, radiator, built in wardrobe with sliding doors, coved ceiling

### BEDROOM 3

Double glazed window to front, radiator, coved ceiling, wood style flooring



## BATHROOM

Double glazed window to rear, panel bath with twin head thermostatic shower unit and screen, pedestal hand wash basin, low level WC. Tiled floor and walls, chrome towel rail.

## EXTERNALLY

The property is set above the road with a sloping drive to the side leading to garage and steps up to front door. A section of the front garden has been excavated to create an additional inset parking space and the remainder is laid with artificial grass and stone chippings.

The rear garden is enclosed and includes a composite decking area to rear of conservatory, an area of artificial grass and access door into a detached garage.

Garage has up and over door, power and light, personal door to side.

## 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: B

Tenure: Freehold

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

Fixtures & Fittings: Carpets, blinds, oven hob and extractor, integrated fridge

Broadband type & speeds available: Standard 5Mbps / Superfast 60Mbps / Ultrafast 500Mbps

Mobile reception: Data retrieved from Ofcom dating back to November 24' indicates O2 has service inside but other networks have limited signal. All providers have service outside

Planning permission passed in the immediate area: None known

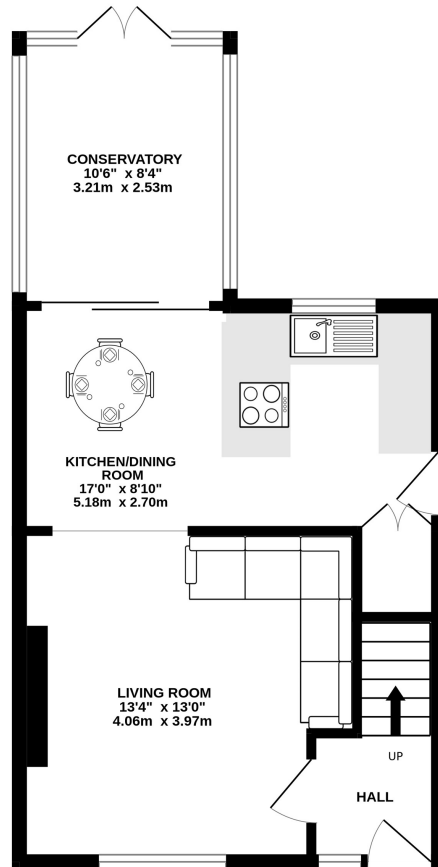
The property is not listed

## DIRECTIONS

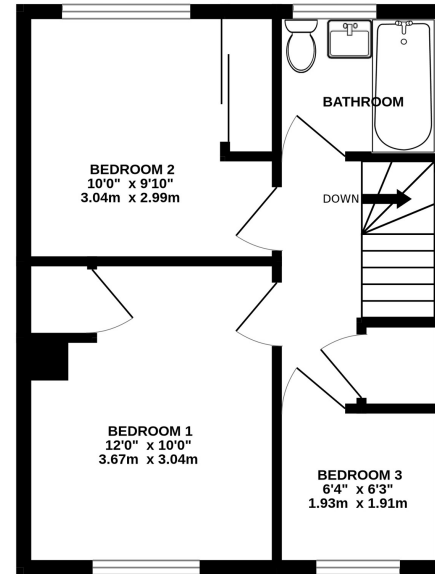
From the town centre head up Inkerman Terrace past McDonalds and at the T-Junction turn left onto the A595. Take the first right into Springfield Avenue and the left into Highfields. Turn right into Cross Lane and once past Jericho road turn left into Balmoral Road. Take the 2nd cul de sac on the left and the property will be located on the left at the head of the cul de sac by the walk-through to Jericho School.



GROUND FLOOR  
443 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR  
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.4 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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[www.lillingtons-estates.co.uk](http://www.lillingtons-estates.co.uk)

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