



28 HONISTER ROAD | WHITEHAVEN | CUMBRIA | CA28 8HS

PRICE £160,000





## SUMMARY

This semi detached home occupies a great plot with plenty of parking to the front and still enjoying a lovely garden despite the addition of a large conservatory at the back! The property is in great order and will make an excellent family home, including a large entrance porch, a spacious living room, an open plan kitchen/breakfast room, a utility and WC, the large conservatory, three first floor bedrooms and a stylish modern bathroom with freestanding bath plus separate shower enclosure. The garden includes a useful store room, an area of decking and a lawn at the far end.

EPC band D

## GROUND FLOOR ENTRANCE PORCH

A part glazed PVC door leads into porch extension with double glazed windows to side and front, radiator, coved ceiling, tiled flooring, part glazed door to living room

## LIVING ROOM

Double glazed bow window to front with blinds, multi fuel stove with hearth, double radiator, stairs to first floor, coved ceiling, opening into kitchen

## KITCHEN/DINING ROOM

A farmhouse style kitchen with a fitted range of base and wall mounted units with work surfaces, single drainer sink unit with brick effect splashback, electric hob in brick feature area, space for fridge freezer, double glazed window to rear, sliding patio doors to conservatory, space for table and chairs, under stairs cupboard, double radiator, slate tiled flooring, door to utility

## UTILITY/WC

Part double glazed PVC door to side into garden, space for washing machine and tumble dryer, wall mounted combi boiler, door to WC. The WC has a window to side, low level WC with fitted sink unit in top of cistern, tile effect flooring

## CONSERVATORY

A generous room with double glazed windows to three sides, polycarbonate roof, two double radiators, wood effect flooring, double glazed French doors to side.

## FIRST FLOOR LANDING

Doors to rooms, access to loft space, coved ceiling, dado rail, double glazed window to side with blinds

## BEDROOM 1

Double glazed window to front with blinds, double radiator, wardrobe recess



## BEDROOM 2

Double glazed window to rear with blinds, built in linen cupboard, double radiator, coved ceiling

## BEDROOM 3

Double glazed window to front, double radiator

## BATHROOM

Recently fitted to include quadrant shower enclosure with thermostatic twin head shower unit, freestanding style bath with pillar tap, bowl sink unit on storage unit and low level WC. Double glazed window to rear, extractor fan, chrome towel rail, tiled walls and flooring

## EXTERNALLY

To the front of the property is an inset parking area for three vehicles with access to front door and side gate to garden. The rear area includes a decking section with steps down from conservatory, a paved patio terrace, and second enclosed area of decking and a lawn at the far end with shed. Built in outhouse at the side of house with window.

## 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 and hob, garden shed

Broadband type & speed: Standard 3Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates all networks have limited service indoors but all have signal outdoors

Planning permission passed in the immediate area: None known

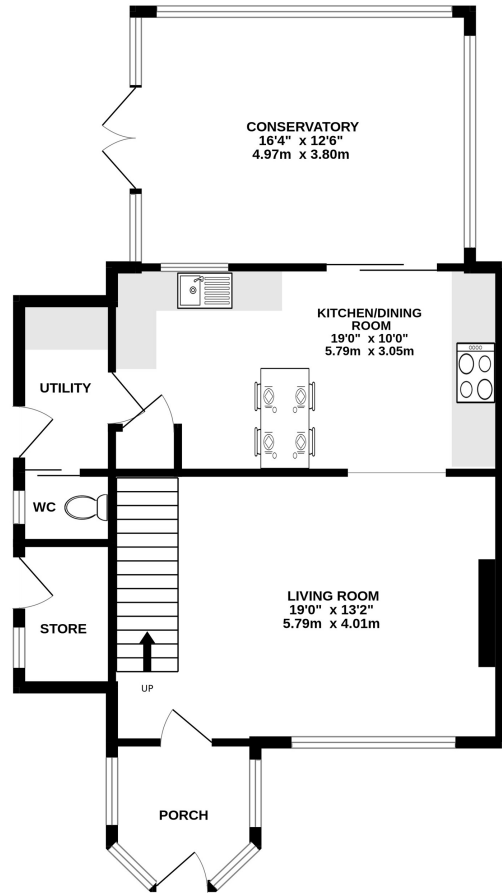
The property is not listed

## DIRECTIONS

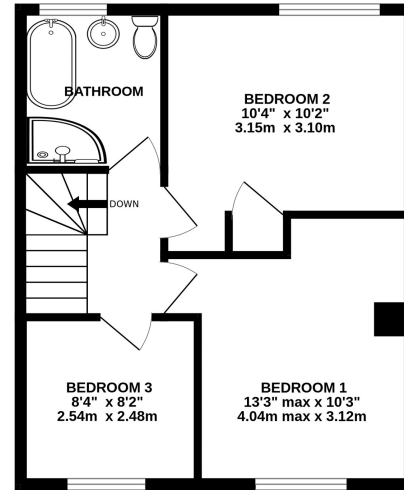
From Whitehaven head south on the A595 passing the roundabout for the hospital. Turn right downhill onto Meadow Road and then turn left onto Honister Road before reaching the local shops. The property will be located on the right hand side.



GROUND FLOOR  
769 sq.ft. (71.4 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 1206 sq.ft. (112.1 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)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>62</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			