



115 BALMORAL ROAD | WHITEHAVEN | CUMBRIA | CA28 6UZ

PRICE £159,950





SUMMARY

Perfectly located for access to Jericho school or the two high Schools, this well maintained semi detached home which is offered for sale chain free will make a fantastic place to call home! Set above the road with a decent drive leading to a garage at the side, the property includes an entrance hall, spacious living room and a separate dining room, a modern fitted kitchen, three bedrooms with rooftop views of the sea at the front and a modern recently fitted bathroom. The gardens are enclosed and mainly laid to lawn to be low maintenance. A great home at a sensible price!

EPC band D

GROUND FLOOR ENTRANCE HALL

A double glazed PVC front door leads into hall with window beside, door to living room, stairs to first floor, radiator, internal window to living room

LIVING ROOM

Double glazed window to front, electric fire, coved ceiling, radiator, opening to dining room

DINING ROOM

Double glazed window to rear, radiator, coved ceiling, space for table and chairs, door to kitchen

KITCHEN

Double glazed window to rear, fitted range of base and wall mounted units with work surfaces, single drainer sink unit with splashback, electric hob with oven and extractor, space for fridge freezer and washing machine, part double glazed door to side, under stairs storage cupboard, double radiator

FIRST FLOOR LANDING

Doors to rooms, access to loft space, double glazed window to side

BEDROOM 1

Double glazed window to front with a view towards the sea, radiator,, built in wardrobes with sliding doors, built in cupboard

BEDROOM 2

Double glazed window to rear, radiator

BEDROOM 3

Double glazed window to front with a view towards the sea, radiator



BATHROOM

A modern suite comprising panel bath with thermostatic shower unit and screen, pedestal hand wash basin, low level WC. Double glazed window to rear, tiling to walls, tile effect flooring, radiator

EXTERNALLY

The property sits above the roadside with a sloping drive leading to garage and path to front door. Front garden area laid to lawn and access gate to rear garden. The rear garden is a decent size and is enclosed with a concrete patio terrace and steps which lead up through a dwarf wall to the remainder which is laid to lawn. Greenhouse.

Single garage to side with up and over door.

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: B

Tenure: Freehold

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

Fixtures & Fittings: Carpets, oven hob and extractor

Broadband type & speed: Standard 8Mbps/Superfast 80Mbps

Known mobile reception issues: None

Planning permission passed in the immediate area: None known

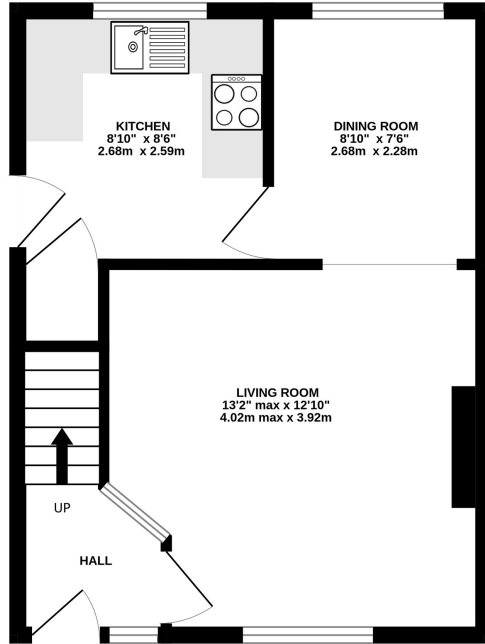
The property is not listed

DIRECTIONS

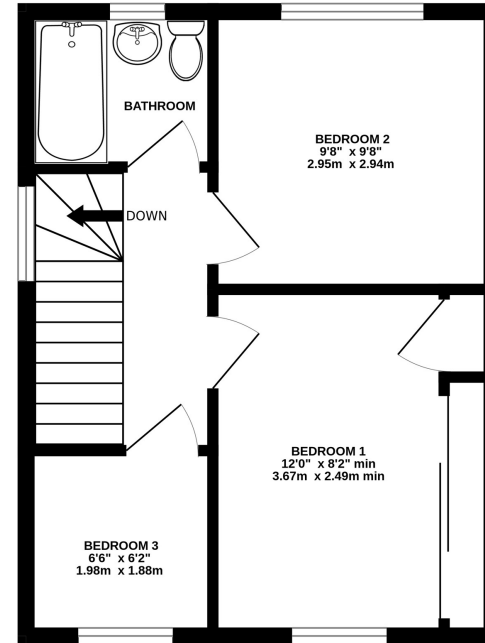
From the town centre head up Inkerman Terrace passing McDonalds and at the traffic lights turn left onto the A595 heading north. Take the next right into Springfield Avenue, the left into Highfields and right into Cross Lane, passing Jericho road and turning left into Balmoral Road. Take the 2nd cul de sac on the left and the property will then be located on the right hand side.



GROUND FLOOR
347 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 698 sq.ft. (64.8 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		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC