



12 SNAEFELL TERRACE | WHITEHAVEN | CUMBRIA | CA28 9QF

PRICE £145,000





SUMMARY

We love this end terrace traditional home on Snaefell Terrace which is well located for the local shopping amenities in Kells and is easily accessible to the fabulous coastal footpath. Offered chain free and benefitting from a drive to the side, the property includes an entrance hall, spacious living room, a modern kitchen with breakfast bar and integrated appliances, a ground floor modern shower room, three bedrooms to the first floor and a very useful first floor WC. From the drive a gate leads into a generous rear garden with two outhouses, lawn and patio. Cosmetic improvement is needed but the bones of this property are great so it will reward a buyer who is ok putting their own mark on their home!

EPC band D

GROUND FLOOR ENTRANCE HALL

A part double glazed front door leads into hall with stairs to first floor, under stairs storage cupboard, radiator, dado rail, doors to living room and shower room

LIVING ROOM

Double glazed window to front, double radiator, fireplace with surround and hearth, dado rail, door to kitchen

KITCHEN

Fitted in a modern range of base and wall mounted units with work surfaces, single drainer sink unit, breakfast bar, electric hob, oven and extractor, integrated microwave, dishwasher and fridge freezer, double glazed window to rear, double radiator, tiled flooring, double glazed door to garden

GROUND FLOOR SHOWER ROOM

Double glazed window to rear, shower enclosure with thermostatic shower unit, wash hand basin and hidden cistern WC, PVC cladding to walls, towel rail, tiled flooring

FIRST FLOOR LANDING

Double glazed window to front, doors to rooms, radiator, access to loft space, doorway into lobby with doors to bedroom 3 and WC

BEDROOM 1

Double glazed window to front with sea view, double radiator

BEDROOM 2

A double aspect bedroom with double glazed windows to side and rear, radiator, wall mounted combi boiler

BEDROOM 3

Double glazed window to rear, radiator

FIRST FLOOR WC

Double glazed window to rear, pedestal hand wash basin, tiled walls

EXTERNALLY

The front garden area is low maintenance being mainly paved with access to front door. To the side is a driveway for parking. A gate from the drive leads into the rear garden which includes a patio area, a utility store with space for tumble dryer, a separate shed, lawn and an area of concrete, planted borders

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, integrated microwave, dishwasher and fridge freezer

Broadband type & speeds available: Standard 9Mbps / Superfast 80 Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to July 25' indicates 3 has variable signal outside and none indoors.

Other networks have good signal outside and variable indoors.

Planning permission passed in the immediate area: None known

The property is not listed

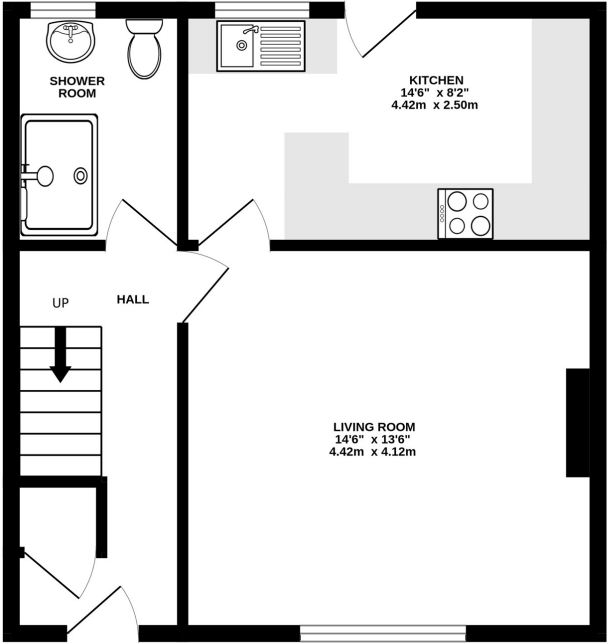
DIRECTIONS

From the town centre head out on St Bees Road passing Aldi and Asda. After passing Coach Road on the left turn right, uphill on the Ginns to Kells Road. At the top of the hill continue round to the left past the church and the property will be situated on the left hand side.

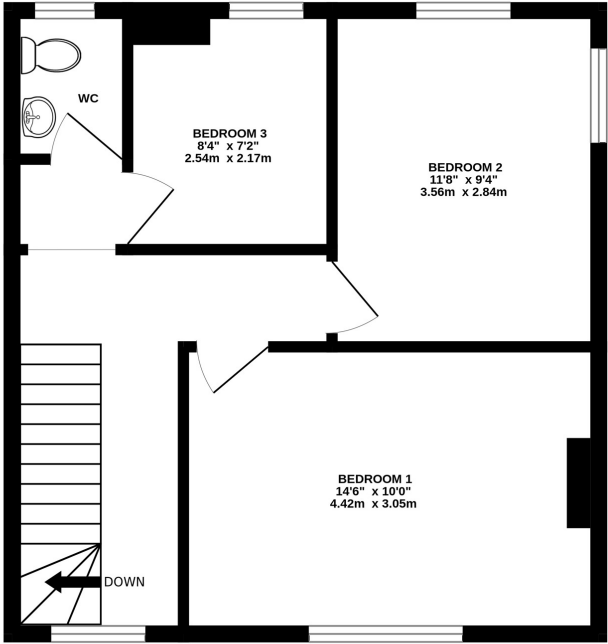




GROUND FLOOR
442 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 881 sq.ft. (81.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		