



7 JERICHO ROAD | WHITEHAVEN | CUMBRIA | CA28 6UB

PRICE £180,000





## SUMMARY

This beautiful semi detached home is located in a highly sought after part of town and as the name suggests is perfectly located for access to Jericho school, plus the two High Schools. Upgraded by the owners this will make a superb home and includes an entrance hall, a stylish living room, a wonderful open plan kitchen/dining room, three bedrooms, plus a modern shower room. To the rear is a decent lawned garden with an on-trend raised decking area with glass sides and to the front there is a low maintenance garden with drive leading to a single garage. This ticks plenty of boxes for a house of its type so get a viewing booked quick!

EPC band D

## GROUND FLOOR ENTRANCE HALL

A PVC front door opens into hall with wood style Herringbone flooring, stairs to first floor, stylish part glazed door to living room

## LIVING ROOM

A beautiful room with double glazed window to front, gas living flame fire with surround and hearth, radiator, wood style Herringbone flooring, opening into dining area

## KITCHEN/DINING ROOM

An open plan room with kitchen area fitted in a striking modern range of base and wall mounted units with work surfaces and breakfast bar, electric hob with extractor fan over, eye level oven and microwave, single drainer sink unit, integrated fridge, freezer and washing machine, under stairs storage cupboard, part double glazed door to side. Dining area with space for table and chairs, vertical radiator, double glazed French doors onto decking, Herringbone wood style flooring throughout.

## FIRST FLOOR LANDING

An elegant landing with doors to rooms, double glazed window to side, over stairs storage cupboard

## BEDROOM 1

Double glazed window to front, radiator, built in cupboard, wood style flooring

## BEDROOM 2

Double glazed window to rear, radiator, wood style flooring

## BEDROOM 3

Double glazed window to rear, radiator, wood style flooring

## SHOWER ROOM

A modern shower room fitted with quadrant shower enclosure and shower unit, hand wash basin with cupboard unit under, low level WC. Double glazed window to rear, PVC splash cladding to walls, towel rail, wood style flooring

## EXTERNALLY

To the front there is a garden area laid to lawn with planting plus path to front door and storm canopy. At the side a drive leads to a single garage with up and over door plus gate into rear garden. The rear garden is generous in size and enjoys a view towards the sea to one side. Including an enclosed decking area with stylish glass side panels, lawn and hedgerow 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](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, oven hob and extractor, integrated fridge, freezer and washing machine

Broadband type & speed: Standard 13Mbps / Superfast 47Mbps

Known mobile reception issues: None

Planning permission passed in the immediate area: None known

The property is not listed

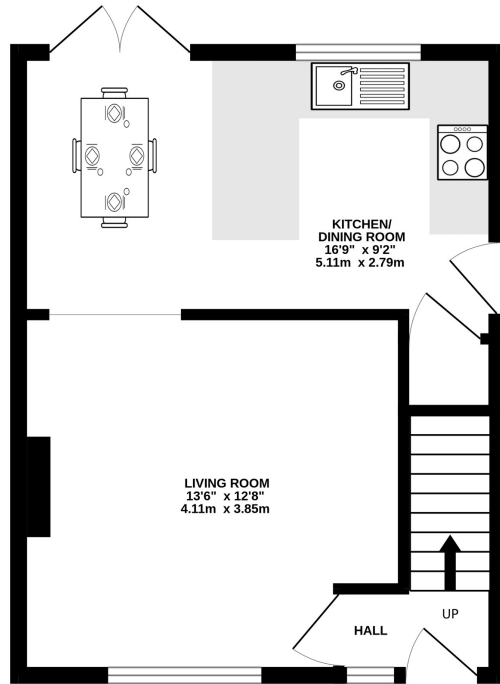
## DIRECTIONS

From the town centre head up Inkerman Terrace and turn left at the traffic lights onto Loop Road. Take the next right into Springfield Avenue and then left into Highfields. Take the second right into Cross Lane and then left into Jericho Road. At the T-Junction turn right and continue, the property will be located on the right hand side.

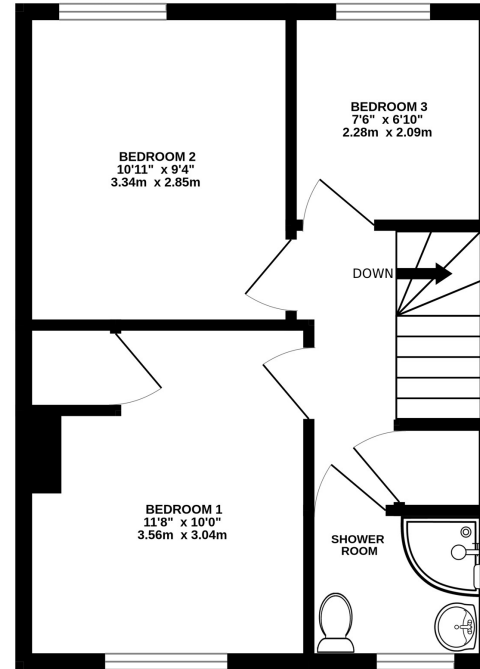




GROUND FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 729 sq.ft. (67.7 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>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		58	83
England, Scotland & Wales			
EU Directive 2002/91/EC			