



12 MELBREAK CLOSE | WHITEHAVEN | CUMBRIA | CA28 9TG

PRICE £140,000



## SUMMARY

Located in an enviable position on the edge of town with open views to the rear down towards St Bees, this well maintained semi detached house will make a great home. The accommodation is deceptively spacious and a number of upgrades and improvements have been carried out. Of particular note is the fabulous garden including storage shed and access gates onto Mirehouse Road making this perfect for someone looking to use and store motorbikes. The property includes an entrance porch and hall, an open plan living/dining room backing onto garden, a fitted kitchen with adjacent utility room, a useful ground floor WC and a lovely sun room. The three bedrooms are all decent sizes with the rear facing ones enjoying a lovely open outlook plus there is a dual aspect first floor bathroom. With a generous enclosed frontage to finish, this is a well located property that will make a fantastic family home.

EPC band E

## GROUND FLOOR ENTRANCE VESTIBULE

A part double glazed leaded light door with window beside leads into vestibule with a part glazed door to hall

## ENTRANCE HALL

Part glazed doors to living room & kitchen, stairs to first floor, under stairs cupboard, radiator, wood style flooring

## LIVING/DINING ROOM

An open plan room with fireplace and Tv plinth, double glazed window to rear, radiator. The dining area has space for family table and chairs, patio doors leading out into garden

## KITCHEN

Two double glazed windows to front, fitted range of base and wall mounted units with work surfaces, single drainer sink unit, space for cooker and fridge freezer, double radiator, tiled flooring, part glazed door to utility

## UTILITY ROOM

Leaded light double glazed door to front, storage area with space for washing machine and freezer, window to front, wall mounted combi boiler, double radiator, tiled floor, doors to WC and sun room

## GROUND FLOOR WC

Window to rear, low level WC

## SUN ROOM

Double glazed windows to two sides, polycarbonate roof with fitted blinds, part double glazed door to garden, radiator, tiled flooring

## FIRST FLOOR LANDING

Double glazed window to front over stairs, built in linen cupboard, doors to rooms

## BEDROOM 1

Double glazed window to rear with open views, double radiator, coved ceiling, built in cupboard

## BEDROOM 2

Double glazed window to rear with open views, built in cupboard, double radiator

## BEDROOM 3

Double glazed window to front, double radiator, coved ceiling

## BATHROOM

A double aspect room with double glazed windows to front and side, panel bath with electric shower unit, pedestal hand wash basin, low level WC. Radiator, wood style flooring

## EXTERNALLY

The property benefits from a lovely plot at the head of the cul de sac. The enclosed frontage includes lawn and patio with access to front door and utility door, plus space for potted plants.

the rear garden is a real treat, immaculately maintained and including a patio, block paved hardstanding, lawn, generous shed and space for garden furniture. There are rear gates opening out onto Mirehouse road so allowing motorbike access if desired and there is an open outlook to the rear.

## 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: A

Tenure: Gov website indicates the property is Freehold however the vendor believes part of the property is covered under the St Bees ancient lease of 999yrs. this is a regular occurrence in the area

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

Fixtures & Fittings: Carpets

Broadband type & speeds available: Standard 2Mbps / Superfast 54Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates all networks have limited service indoors. All providers have signal outside

Planning permission passed in the immediate area: None known

The property is not listed

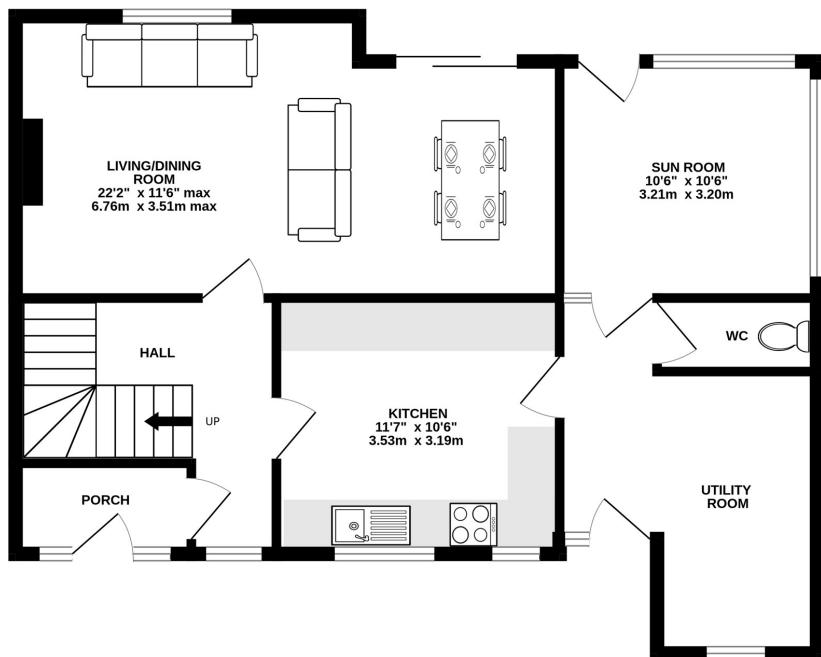
## DIRECTIONS

From the town centre head out on St Bees Road passing Asda and Aldi. Follow the road out of town and turn left in the dip onto Mirehouse Road, passing Mirehouse ponds and turning left into Skiddaw Road. Turn right onto Meadow Road and right again into Melbreak Close. Turn left at the T-Junction and the property will be located in the top right hand corner.

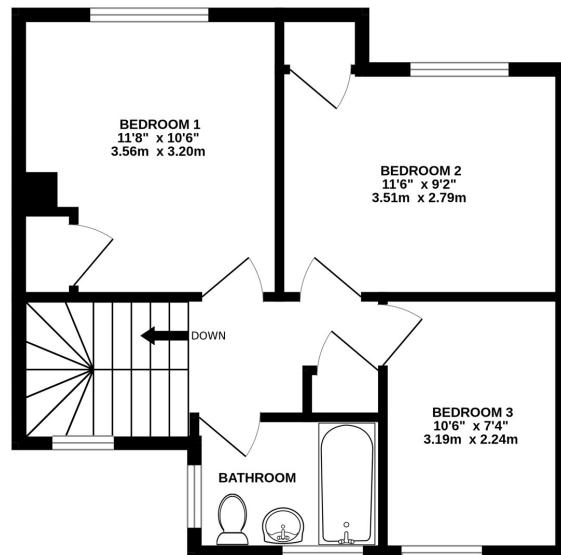




GROUND FLOOR  
707 sq.ft. (65.7 sq.m.) approx.



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



TOTAL FLOOR AREA : 1144 sq.ft. (106.3 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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