



10 HOLLY BANK | WHITEHAVEN | CUMBRIA | CA28 6SA

PRICE £162,000





SUMMARY

Semi detached homes on the popular highlands estate always sell well, so don't dilly-dally and risk missing out on this lovely example. Offered chain free, the property includes an entrance hall, a spacious living room, a modern fitted kitchen with dining area, a main bedroom with en-suite shower room, two further bedrooms and a family bathroom. There is a drive to the side and an enclosed garden to the rear. Whether this is your step up the ladder or your first home, it ticks a lot of boxes!

EPC Band C

GROUND FLOOR

ENTRANCE HALL

Double glazed uPVC patterned door and panels into hall, wood effect flooring, radiator, stairs rising to first floor, door to living room.

LIVING ROOM

Electric fire in surround, wood effect flooring, double glazed window to front, radiator, door to under-stairs cupboard, door into kitchen/dining room

KITCHEN/DINING ROOM

Fitted range of units at base and eye level with complementary work surfaces with tiled upstands, patterned double glazed uPVC door to rear, double glazed window to rear, one and a half bowl sink with mixer tap, integrated fridge and new freezer, fitted oven and hob with extractor over, space for washer/dryer, space for family table and chairs, cupboard housing gas boiler, radiator.

FIRST FLOOR

LANDING

Doors to all rooms, door to cupboard housing water cylinder, loft access.

BEDROOM 1

Double glazed window to front, radiator, door to en-suite.

EN-SUITE SHOWER ROOM

Fitted with shower enclosure and electric shower unit, hand wash basin and low level WC. Extractor fan, chrome towel rail, tiled flooring

BEDROOM 2

Double glazed window to rear, radiator.

BEDROOM 3

Double glazed window to front, radiator, built in storage cupboard.

EXTERNALLY

The property has an open lawned area to front with path to front door, plus a driveway to the side. The rear garden is enclosed and laid to lawn with mature shrubs, raised patio area, garden shed with gravelled area.

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, shed

Broadband type & speeds available: Standard 14Mbps / Superfast 73Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 25' indicates 3 has good signal outdoors but limited inside. All others have good signal outside and variable service indoors

Planning permission passed in the immediate area: None known

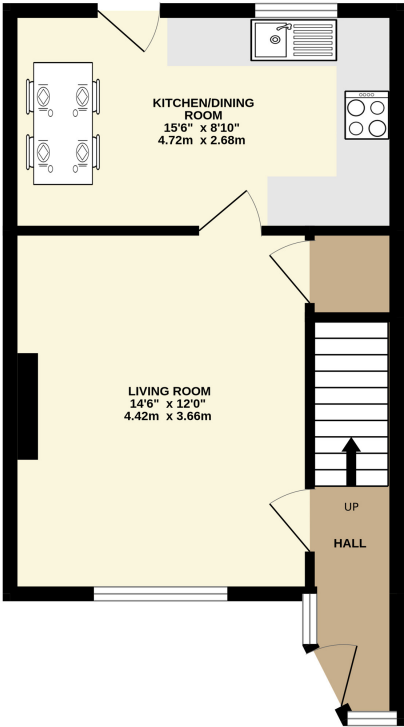
The property is not listed

DIRECTIONS

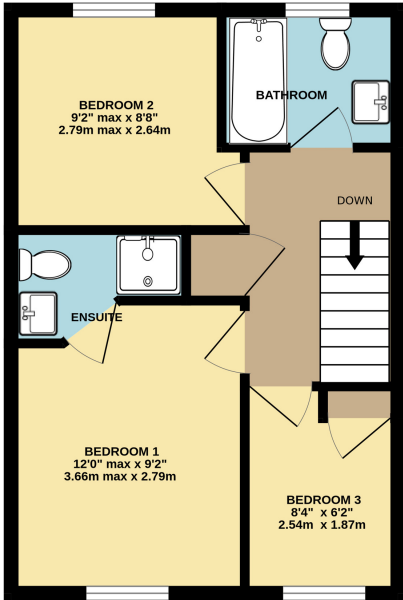
Leaving Whitehaven town centre via Inkerman Terrace take the left turn at the traffic lights onto Loop Road South. Continue north and take the 3rd right turning onto The Highlands. Proceed up the hill and take the 4th left onto Holly Bank. The property will be located on the left side as you enter the cul de sac



GROUND FLOOR
372 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 733 sq.ft. (68.1 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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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.

Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	69	86		
A				
(81-91)				
B				
(69-80)				
C	69	86		
(55-68)				
D				
(39-54)				
E				
(21-38)	69	86		
F				
(1-20)				
G	69	86		
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				