



7 OAKFIELD COURT | WHITEHAVEN | CUMBRIA | CA28 6TG

PRICE £169,500







## SUMMARY

Located opposite the cut-through for Jericho School and within easy reach of both High Schools, this extended semi detached home on Oakfield Court is going to make a fabulous family home in a perfect position. The large rear extension allowed a new kitchen to be created across the back of the house and the gorgeous double aspect open plan living/dining room now takes up what was the living room, dining room and former kitchen. There is so much space here! Upstairs there are three decent bedrooms and a modern family bathroom, plus a lengthy frontage and a low maintenance decked (sunny aspect) garden to the rear.

EPC band D

## GROUND FLOOR

### ENTRANCE HALL

A part double glazed PVC front door with matching window beside leads into hall with door into living room and stairs to first floor

### LIVING/DINING ROOM

A large open plan room including what was the original living room, dining room and kitchen. Double glazed window to front and side, space for wall mounted TV with storage cupboard beside, double and single radiators, coved ceiling, space for table and chairs, under stairs storage cupboard, wood style flooring

### KITCHEN

Housed in an extension to the rear and fitted in a modern range of base and wall mounted units with work surfaces, single drainer sink unit, gas hob with oven and extractor, space for washing machine and tumble dryer, double glazed window to rear, double glazed door to side, tile effect flooring

## FIRST FLOOR

### LANDING

Doors to rooms, access to loft space

### BEDROOM 1

Double glazed window to front, part panelled walls by bedhead, radiator, coved ceiling, wardrobe recess

### BEDROOM 2

Double glazed window to rear, radiator, coved ceiling

### BEDROOM 3

Double glazed window to front, radiator, built in cupboard over stairs with double doors, wood style flooring

## BATHROOM

A modern bathroom with panel bath, shower unit and screen, hand wash basin and hidden cistern WC in vanity style unit, double glazed window to rear, tiling to walls and floor

## EXTERNALLY

The property benefits from a decent frontage with a gated path leading to front door and an area laid to lawn with borders. Potential for off road parking subject to relevant permissions being granted. Side path to rear garden which is laid with decking and with useful garden shed.

## 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

Broadband type & speed: Standard 10Mbps / Superfast 65Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates all providers have good service outdoors but all have limited service indoors. 3 Network has no service indoors  
Planning permission passed in the immediate area: None known  
The property is not listed

## DIRECTIONS

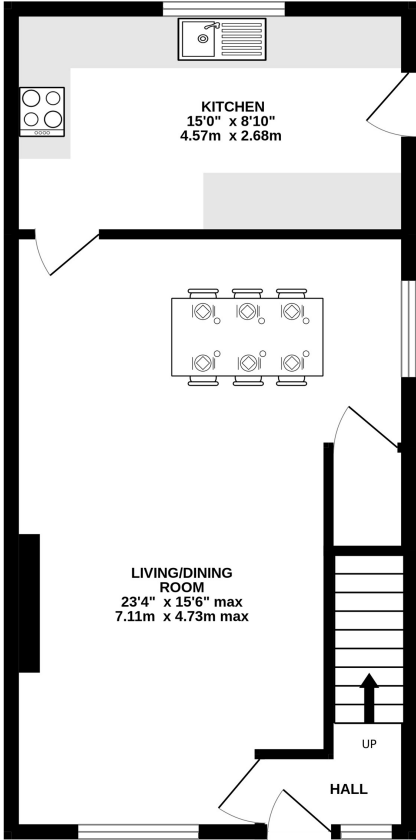
From the town centre head up Inkerman Terrace and at the T-junction turn left towards Workington. Take the next right turn into Springfield Avenue and then turn left into Highfields. Take the second turning on the left into Oakfield Court and the property will be situated on the left hand side.



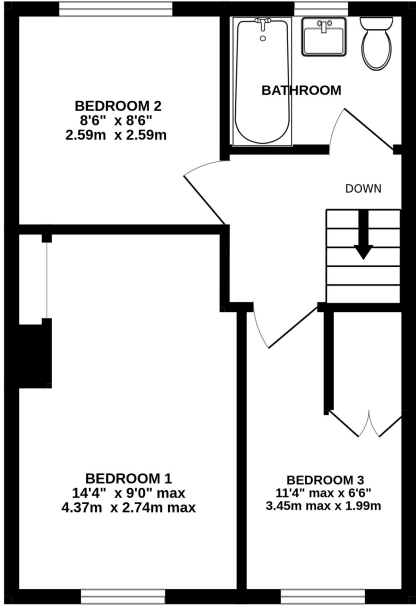




GROUND FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 848 sq.ft. (78.7 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.  
Made with Metropix ©2024

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+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		