



6 Central Road

Kells, Whitehaven, Cumbria, CA28 9EH

Mitchells SINCE 1873
LAND & PROPERTY



Guide Price £150,000

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6 Central Road is a ready to move in 3 bedroom semi detached property with off road parking for 2 vehicles, front and rear gardens, garage and a superb sea view with the Scottish hills in the distance.

The property, sitting on an elevated position, is freehold, fully double glazed and within the last 3 years has been re roofed, has had the electrics upgraded and has had a new bathroom fitted.

The downstairs accommodation briefly comprises of an entrance hallway with downstairs WC and cloak room, to the front of the property is an open plan living and dining room with two windows making it very light and airy. Kitchen with fitted wall and floor units leading through to the rear sunroom currently being used as a utility area.



A turned staircase leads to the first-floor accommodation consisting of; two double bedrooms to the front of the property, one with built in storage and a single room to the rear. The new 3-piece bathroom is fully tiled with an electric shower over the bath.



External to the property is a low maintenance lawned front garden, driveway to the detached garage to the side and a suntrap rear garden with lawns, easily managed flower beds, patio and garden shed.



METHOD OF SALE

The property is offered for sale by Private Treaty in a single lot. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents following an inspection.

VIEWING

Strictly by arrangement with the Sole Agents:
Mitchells land and property, Lakeland Agricultural Centre, Cockermouth,
Cumbria, CA13 0QQ.
Tel: 01900 822016. Email: info@mitchellslandagency.co.uk

SERVICES

The property benefits from mains electricity, gas, water and drainage. The central heating is provided by a gas fired boiler.

VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

COUNCIL TAX

Tax band A with Copeland Council

TENURE

Freehold interest is being offered with vacant possession on completion.

EPC

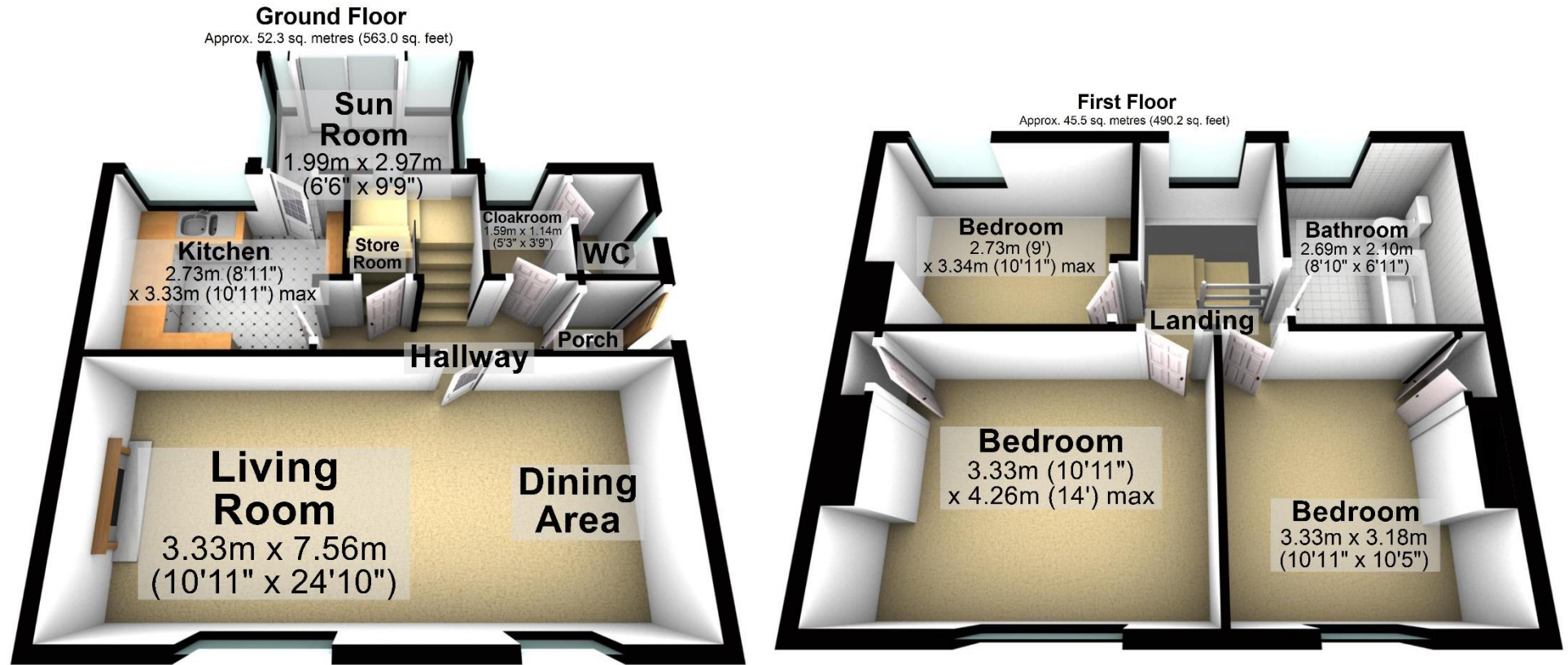
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Location

Whitehaven Train Station 1 mile | Keswick 27.5 miles
Carlisle M6 (N) 39 miles | Penrith M6 (S) & mainline trains 45 miles
Lake District National Park 4 miles



Floor Plan



Total area: approx. 97.8 sq. metres (1053.2 sq. feet)



Whilst every care has been taken in the preparation of these particulars, all interested parties should note: The description and photographs are for guidance only and are not a complete representation of the property. Photographs were taken April 2023. Plans are not to scale, are for guidance only and do not form part of a contract. Services and appliances referred to have not been tested and cannot be verified as being in working order. No survey of any part of the property has been carried out by the Vendor or the Sole Selling Agent. All measurements have been taken using the following: Ordnance Survey data; the RPA Rural Land Registry maps; Promap mapping software; from scaled plans and by tape measure and therefore may be subject to a small margin of error. Only those items referred to in the text of these particulars are included. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within subsequent written agreement. These particulars do not form, nor form any part of, any offer of contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Vendor's solicitor. These particulars have been prepared in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 to give a fair overall view of the property, but neither Mitchell's Auction Company Ltd nor the Vendor accepts any responsibility for any error that they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. Neither Mitchell's Auction Company Ltd nor any of their employees has any authority to make or give any further representation or warranty in relation to the property.