



**156 High Road, Whitehaven – CA28 9EN**

Guide Price **£220,000**

**PEK**

# 156 High Road

## The Property

This beautifully extended three bedroom semi detached home in the sought after Kells area of Whitehaven is the perfect choice for first time buyers and growing families. Offering generous and flexible living spaces, the property combines modern style with everyday practicality, making it easy to feel right at home.

A bright entrance porch leads into a welcoming hallway, connecting to a comfortable lounge and a spacious second reception room. This versatile extension could serve as a playroom, home office, or additional sitting area, with patio doors opening out to the garden. The modern dining kitchen provides a great setting for family meals and entertaining. Upstairs, the large principal bedroom boasts a stylish en-suite shower room, alongside two further bedrooms and a contemporary family bathroom.

Set on a large corner plot, the home benefits from plentiful off-road parking, including a single detached garage, with the option to create even more parking if desired. The landscaped gardens are designed for low maintenance, featuring artificial lawns, Indian stone patio and a spacious side terrace perfect for outdoor dining and entertaining.

This is a home that blends comfort, practicality, and location to create the ideal family setting.





## 156 High Road

### Location & Directions

Situated in the well-regarded Kells area, this property is within easy reach of local primary and secondary schools, making school runs simple. Whitehaven town centre, with its shops, supermarkets, harbour, and leisure facilities, is just a short drive or walk away. The location also offers convenient access to coastal walks, local parks, and transport links, making it perfect for both daily life and weekend adventures.

### Directions

The property can be located on High Road using either CA28 9EN or [What3words:///disposing.deflation.weeps](#)

Tenure: Freehold

- Extended three bedroom semi detached home in the popular Kells area of Whitehaven
- Generous corner plot with landscaped low maintenance gardens and ample parking
- Modern dining kitchen and contemporary family bathroom
- Versatile second reception room ideal as a playroom, office, or extra lounge
- Perfect for families, close to town and amenities incl schools
- EPC Rating: C
- Council Tax Band: A



## ACCOMMODATION

### Entrance Porch

7' 8" x 3' 9" (2.34m x 1.15m)

A stylish composite door with obscured glazed side panels opens into the porch, with a radiator, wood effect LVT flooring, opening into the hallway.

### Hallway

Stairs leading to first floor, part glazed doors to lounge and dining kitchen, LVT flooring.

### Lounge

11' 7" x 18' 4" (3.54m x 5.60m)

Bright reception with window to front elevation, coved ceiling, electric fire set in contemporary surround with matching hearth and backplate, LVT flooring, radiator, double glazed doors lead into second reception room, and door to kitchen/diner.

### Second Reception Room

11' 0" x 18' 8" (3.36m x 5.70m)

The property has been extended to create a large second reception room, which would also make a great playroom, office space or just simply for families to enjoy. It features a large window to rear overlooking the gardens, patio doors leading to the outside space, LVT flooring and radiator.

### Dining Kitchen

9' 9" x 18' 4" (2.96m x 5.59m)

Beautiful open plan dining kitchen fitted with contemporary matching wall and base units, with contrasting worksurfacing incorporating 1.5 bowl composite sink and drainer, integrated appliances which include an electric oven and microwave fitted at eye level, induction hob with extractor, dishwasher, fridge/freezer and washer/dryer. Large understairs storage cupboard, Space for dining table, windows to front, side and rear elevations, part obscured glazed upvc door leading to gardens, laminate flooring and radiator.



## FIRST FLOOR LANDING

Small skylight, doors to accommodation.

### Bedroom 1

7' 6" x 13' 4" (2.29m x 4.07m)

Generous double bedroom with window to front, large storage cupboard, radiator, door to en-suite shower room.

### En-Suite

7' 5" x 4' 5" (2.25m x 1.34m)

Fitted with modern white suite comprising close coupled WC and wash hand basin set on high gloss vanity unit and large walk in shower cubicle with mains shower. Fully tiled walls and floor, chrome radiator and window to rear.

### Bedroom 2

11' 8" x 9' 5" (3.55m x 2.86m)

Double bedroom with window to front and radiator.

### Bedroom 3

8' 4" x 8' 3" (2.55m x 2.52m)

Positioned to the rear of the property with window and radiator.

### Family Bathroom

8' 8" x 4' 5" (2.63m x 1.35m)

Fitted with contemporary three piece comprising close coupled WC, wash hand basin set on vanity unit and tiled panelled bath with central mixer tap. Feature marble tiled walls, tiled flooring, radiator and obscured window to rear





## EXTERNALLY

### Garden

The property occupies a generous corner plot. To the front, there is an attractive artificial lawn alongside a gravelled area, with an Indian stone patio that wraps around to the rear. At the back, a spacious terrace finished in the same high-quality Indian stone creates the perfect setting for outdoor dining and entertaining, while a further section of artificial lawn provides a safe, low-maintenance area for children to enjoy.

### DRIVEWAY

1 Parking Space

There is driveway parking to the front of the property for 1 car, with a gravelled area to the side offering potential to create a further parking area if required.

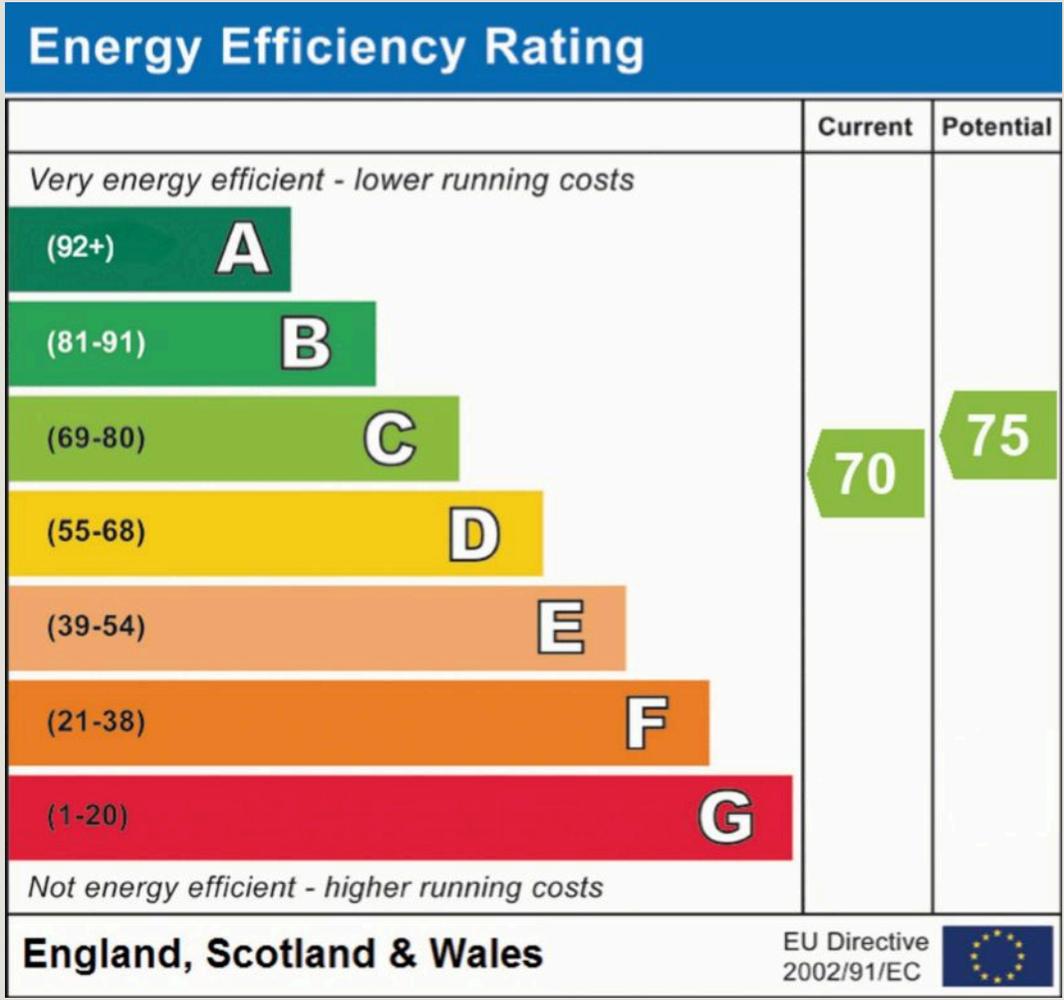
### GARAGE

Single Garage

The property benefits for a detached single garage with up and over door, power and light.







## ADDITIONAL INFORMATION

### Services

Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

### Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2024 was £221.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.





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