



49 Aikbank Road, Whitehaven, CA28 6LJ

£145,000

Tiffen & Co
estate agents 1893



PROPERTY OVERVIEW

Pleasantly located on this highly desirable residential estate this end link house is quite a rare find ! Viewing is highly recommended to appreciate what this property has to offer. The beautiful views/sunsets towards the Irish Sea, St. Bees Head and Isle of Man can be taken in from the paved balcony, a great low maintenance outside space to enjoy (access from the dining kitchen). The modern well presented accommodation benefits from gas central heating, double glazing, intruder alarm and briefly comprises: Entrance hall, lounge and dining kitchen to the ground floor. To the first floor are three bedrooms and a bathroom. To the lower ground floor: A 'larger than average' integral garage/work shop/ utility - great for those who are interested in cars, motor bikes, cycling or a hobby/interest which may require more space for storage etc. The garage access is to the rear of the property and internally from the dining kitchen via a stair case. Don't miss out on this one !

GROUND FLOOR

HALL

UPVC entrance door, radiator, staircase to first floor, door to lounge.

LOUNGE

14' 9" x 13' 6" (4.5m x 4.11m)

An attractive room with modern gas 'pebble' fire, marble inset and hearth, wood surround, radiator, door to dining kitchen.

DINING KITCHEN

16' 3" x 10' 9" (4.95m x 3.28m)

Fitted units, integrated extractor, stainless steel sink, part tiled, space for fridge/freezer, plumbed for dish washer, radiator, extractor, laminate tile effect flooring, UPVC French doors to the rear balcony, door leading to the lower ground floor garage/utility/work shop.

LOWER GROUND FLOOR

INTEGRAL GARAGE/UTILITY/WORK SHOP

29' 6" x 12' 10" (8.99m x 3.91m)

With light, power and water and electric door.

UTILITY AREA

9' 10" x 7' 9" (3m x 2.36m)

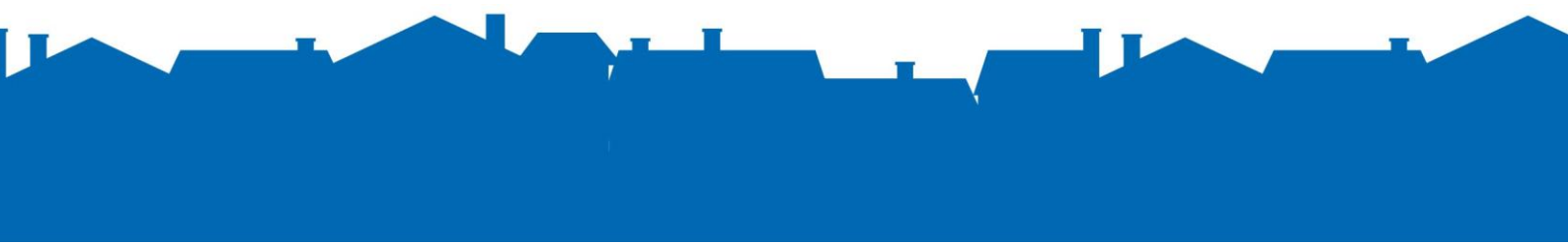
Wall mounted combi boiler, plumbed for washing machine, fitted worktop, stainless steel sink.

WORK SHOP AREA

9' x 6' 6" (2.74m x 1.98m)

FIRST FLOOR LANDING

Views towards Scotland, storage cupboard, doors to bedrooms and bathroom.





BEDROOM 1
12' 9" x 10' 3" (3.89m x 3.12m)
A double bedroom with radiator.

BEDROOM 2
13' 9" x 9' 9" (4.19m x 2.97m)
A double bedroom with sea views and radiator.

BEDROOM 3
7' 6" x 7' 3" (2.29m x 2.21m)
A single bedroom with sea views and radiator.

BATHROOM
A modern white suite comprising: Bath with digital shower over, W.C and wash basin in vanity units, chrome ladder radiator, tiling to walls and floor.



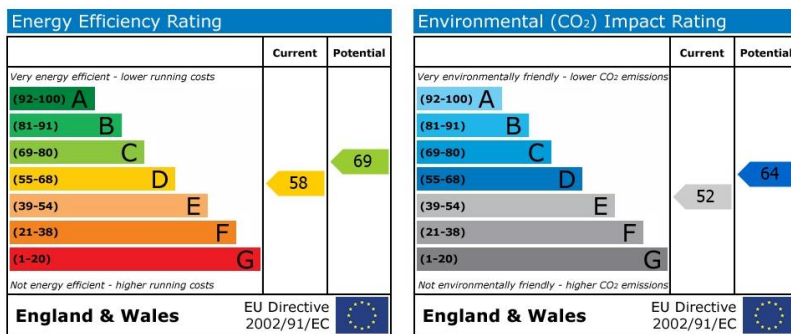
OUTSIDE
Front low maintenance garden and paved balcony to the rear. Lower ground floor integral garage/work shop/utility (access to the rear of the property).

SERVICES
Mains gas, water, electricity and drainage. Gas central heating from a combination boiler (not tested) serving radiators as indicated.

Council Tax Band: B



EPC Graph



Floorplan TBC



Please note: The mention of any appliances and/or services within these particulars does not imply that they are in full, efficient working order. All internal measurements are approximate and are cited to the nearest 3 inches.