



**4 Meadow Road, Whitehaven, CA28 8EJ**

Guide Price **£160,000**

**PFK**



## The Property

This well presented three bedroom semi detached property is offered for sale with no onward chain and occupies a generous plot within a highly regarded residential area of Whitehaven. The property benefits from an excellent position, featuring extensive private gardens to the rear and the potential to extend to the side, subject to the necessary planning permissions.

Internally, the accommodation comprises a welcoming entrance hallway, a spacious lounge, a separate dining room, and a modern fitted kitchen. A useful utility porch and ground floor cloakroom/WC add to the practicality of the layout. To the first floor, there are three generously proportioned bedrooms and a large, contemporary family bathroom, making the property well suited to first time buyers and families alike.

Externally, the front garden is low maintenance and accompanied by a private driveway providing offroad parking. Side access leads to the rear garden, which is fully enclosed and notably private, featuring a substantial lawn ideal for family use. The large plot size also presents scope for future extension, subject to planning approval.

This is a fantastic opportunity to acquire a spacious and versatile home in a desirable location, close to key amenities, transport links, and schools.







## The Location & Directions

Positioned in a popular and established residential area of Whitehaven, this property benefits from excellent local amenities and commuter convenience. Just moments from the A595, you'll enjoy easy access to central Whitehaven, Workington, and beyond – making it ideal for professionals and families alike. The property is also within close proximity to West Cumberland Hospital, a range of local schools, supermarkets, and recreational facilities. With both the coastline and countryside nearby, this location offers the perfect blend of convenience and lifestyle. Whether heading to work, taking the kids to school, or enjoying weekend walks, everything you need is right on your doorstep.

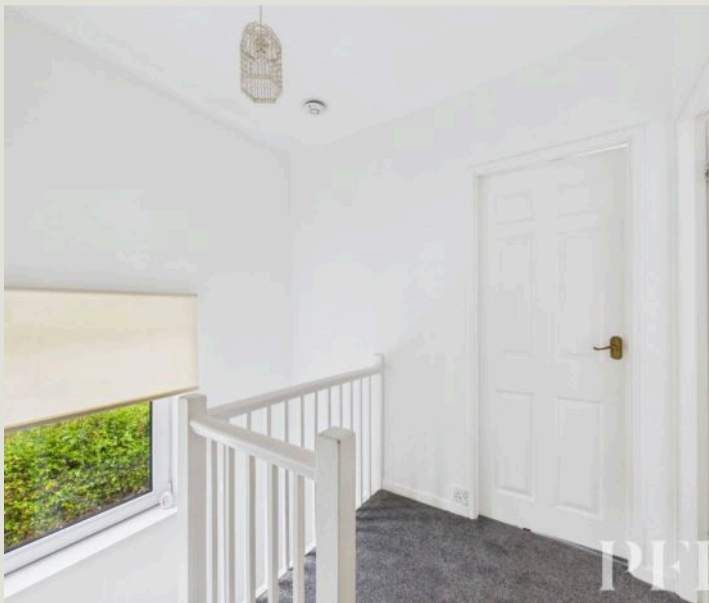
### Directions

The property can easily be located at the top of Meadow Road on the right if exiting from the A595, alternatively using [What3words///shoppers.quicksand.closet](https://www.what3words.com/shoppers.quicksand.closet)

Tenure Freehold

Council Tax: Band A

EPC rating D





## ACCOMMODATION

### Entrance Hallway

Approached via recently installed composite door, stairs to first floor with useful storage cupboard below, radiator, laminate flooring, doors to accommodation.

### Lounge

12' 7" x 13' 2" (3.83m x 4.01m)

Bright reception room, with window to front elevation, gas fire set in contemporary surround with matching hearth, radiator and door to dining room.

### Dining Room

8' 11" x 10' 1" (2.72m x 3.08m)

Window to rear elevation overlooking the garden, radiator and door to kitchen.

### Kitchen

9' 6" x 10' 0" (2.89m x 3.05m)

Fitted with modern matching wall and base units with contrasting worksurface incorporating stainless steel sink and drainer, electric oven and hob with extractor over, integrated fridge, tiled splashback, window to rear overlooking the garden, large storage cupboard, part glazed UPVC door giving access to utility porch and cloakroom/WC, radiator and laminate flooring.

### Utility Porch

4' 8" x 5' 5" (1.42m x 1.66m)

Work surfacing with plumbing for a washing machine, door to WC, wooden door giving access out to the side and gardens, tiled flooring.

### WC

4' 8" x 2' 9" (1.42m x 0.84m)

Fitted with low level WC, and obscured single glazed window to side.

### FIRST FLOOR LANDING

Large window to side, loft access and doors to accommodation.



### Family Bathroom

7' 5" x 7' 11" (2.25m x 2.42m)

Spacious bathroom fitted with three piece modern white suite, comprising close coupled WC, wash hand basin and 'p' shaped bath with mains shower over. Fully tiled walls, chrome laddered radiator, obscured window to rear and tiled floor.

### Bedroom 1

10' 11" x 10' 0" (3.34m x 3.05m)

Large double bedroom with window to rear which overlooks the garden and a radiator.

### Bedroom 2

10' 3" x 11' 4" (3.13m x 3.46m)

Spacious double room with window to front and a radiator.

### Bedroom 3

8' 4" x 8' 2" (2.54m x 2.49m)

With window and radiator.

### EXTERNALLY

### Front Garden

The property is set back from the road and benefits from a low maintenance lawned garden, bordered by mature hedging.

### Rear Garden

Side access to the rear garden. The area to the side of the property offers fantastic potential for extension (subject to planning approval). The rear garden is substantial in size, being mainly laid to lawn, with stone patio area, and fully enclosed with a mixture of fencing, hedging and sandstone wall. The garden is incredibly private and offers a great secure space for families and children to play.

### Garage

Single Garage

A tarmacked drive to the front provides offroad parking for 1 car.







## 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.

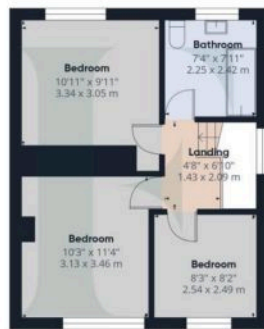
### Referral & Other Payments

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.





Floor 0



Floor 1

**PFK**

Approximate total area<sup>1)</sup>  
876 ft<sup>2</sup>  
81.5 m<sup>2</sup>


(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

DRAPY 360

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 





## PFK Estate Agency Cockermouth

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