

Rutland Avenue, , Whitehaven, CA28 8LE

- Three bed semi detached
- Views to Lakeland Fells
- Contemporary kitchen
- Double glazing
- Parking
- Large garden plot
- Living room
- Shower room
- Gas central heating
- Large gardens

Guide Price £155,000



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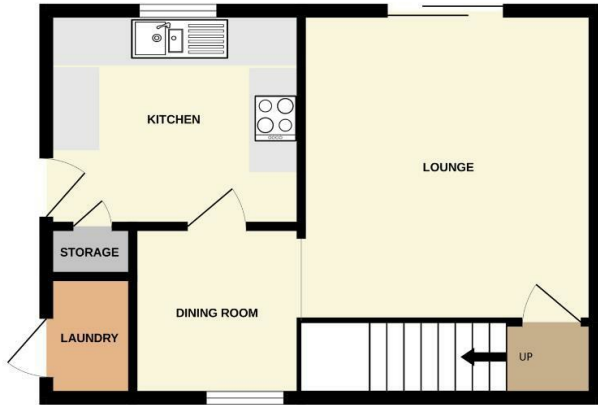
DESCRIPTION

In the family's ownership since new in 1959, this 3 bed semi detached home is exceptional. Located at the head of a cul-de-sac and just a short walk from Whitehaven Hospital the plot is far larger than usual for the estate with a big corner plot and treble driveway. The internal presentation is exceptional and comprises of a living room with sliding patio doors to the rear, contemporary fitted kitchen, three bedrooms and a shower room. The garden is divided into tiers with seating and planting areas and there are breath-taking views to the Lakeland hills over farmland. With numerous schools in the area and walks into open countryside, this home will make a perfect buy for families as well as first-time buyers. Whitehaven town centre is as 5 minute drive away and the A595 connects with the rest of the surrounding areas.

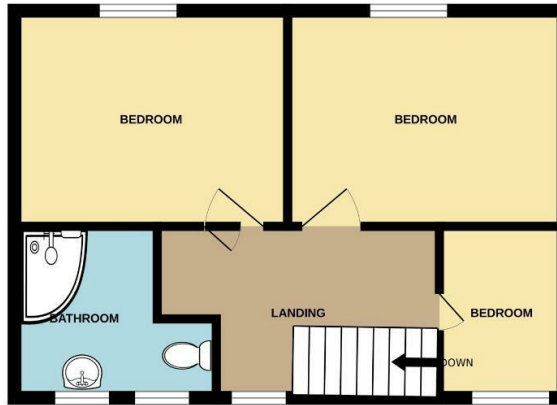




GROUND FLOOR



1ST FLOOR



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.
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Viewings

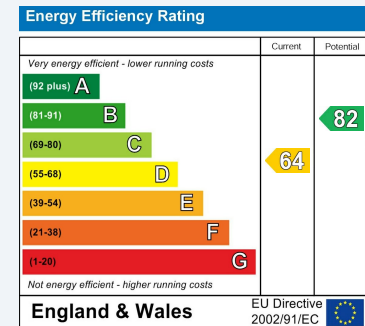
Please contact centralhub@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

