



## Hilton Terrace, Whitehaven, CA28 7HN

LARGE TOWN HOUSE ON POPULAR STREET | IN NEED OF MODERNISATION | TWO RECEPTION ROOMS, FOUR BEDROOMS. | KITCHEN AND BATHROOM

TERRACED REAR GARDEN. | NO FORWARD CHAIN | |

**Offers In Region Of: £90,000**

**HUNTERS®**  
HERE TO GET *you* THERE

## Hilton Terrace, Whitehaven, CA28 7HN

A large terrace town house located on this popular street. Ready for someone to put their own stamp on the property, the accommodation requires modernisation and has the potential to be an excellent family home. With two reception rooms, four bedrooms, cellar and terraced rear garden. Sold with no forward chain,

### LOCATION

### DIRECTIONS

### ENTRANCE PORCH

With door into living room.

### LIVING ROOM

*4.37m (14' 4") x 3.73m (12' 3")*

Front reception room with double glazed window and radiator.

### DINING ROOM

*4.39m (14' 5") x 3.51m (11' 6")*

Rear reception room with double glazed window and radiator. Stairs to first floor.

### LOBBY

With door down to cellar.

### KITCHEN

*5.26m (17' 3") x 2.03m (6' 8") narrows to 1.69m (5' 7")*

With door leading outside.

### CELLAR

*3.87m (12' 8") x 3.48m (11' 5")*

Main cellar room with window and door to the front.

### LANDING

Split level landing with stairs to upper floor.

### BEDROOM 1

*3.84m (12' 7") x 3.66m (12' 0") to wardrobe*

Front bedroom with double glazed window and radiator, a range of sliding wardrobes to one wall.

### BEDROOM 2

*3.59m (11' 9") x 2.6m (8' 6")*

Rear bedroom with double glazed window and radiator.

### BATHROOM

*2.29m (7' 6") x 1.74m (5' 8")*

Incorporating a three piece suite and double glazed window.

### UPPER FLOOR LANDING

### BEDROOM 3

*4.39m (14' 5") x 3.78m (12' 5") max*

L shaped bedroom with double glazed window and radiator.

### BEDROOM 4

*4.16m (13' 8") x 3.44m (11' 3") max*

L shaped bedroom with roof window and radiator.

### OUTSIDE

A yard area and steps upto a terraced garden.

### THINGS YOU NEED TO KNOW

Potential buyers are advised to obtain specialist reports for any works that maybe required.

### OPENING HOURS

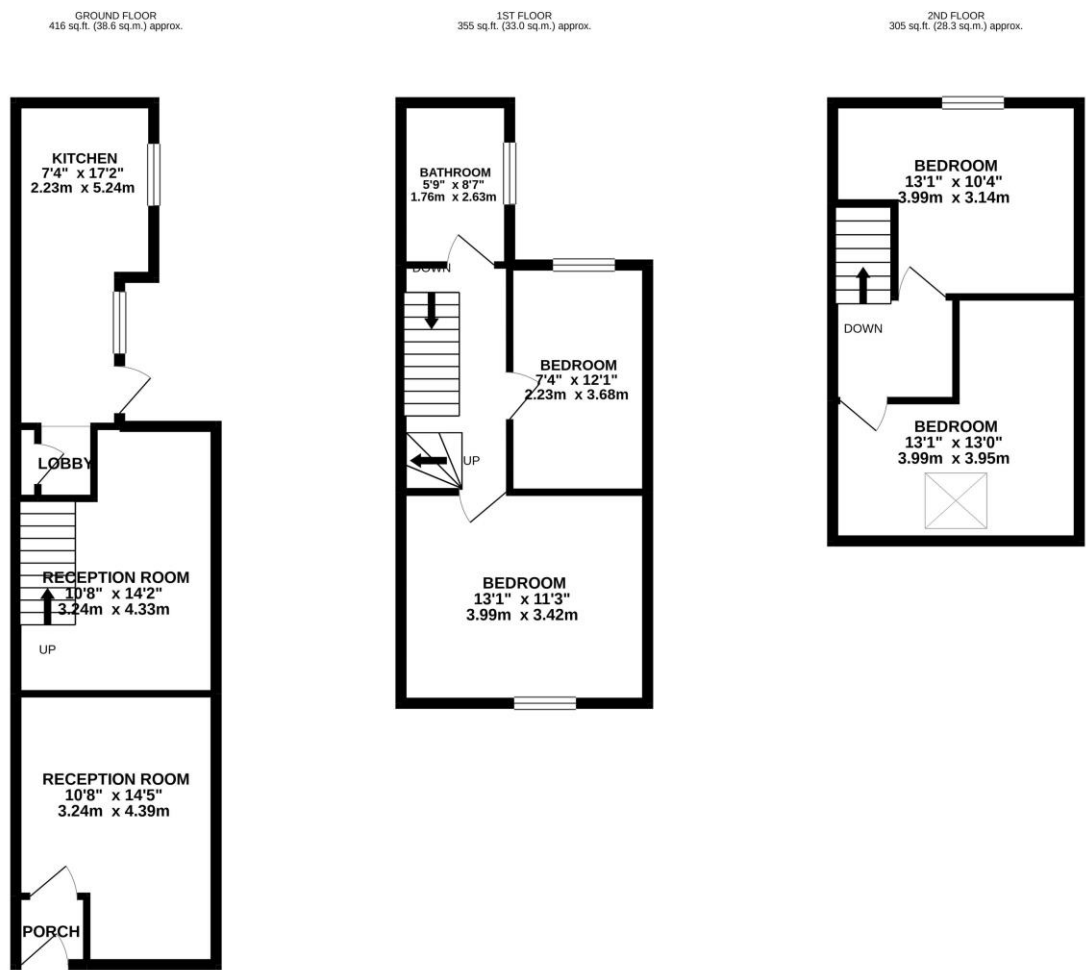
Monday - Friday: 9am - 5:30pm

Saturday: 9am - 4pm

### 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.

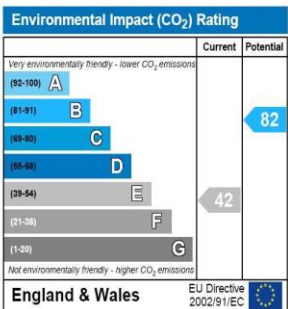
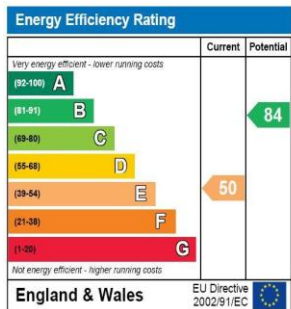
Hilton Terrace, Whitehaven, CA28 7HN | £90,000



TOTAL FLOOR AREA : 1075 sq.ft. (99.9 sq.m.) approx.

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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Energy Performance Certificate

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

Hunters 6 Abbey Street, Carlisle, CA3 8TX | 01946 691999  
whitehaven@hunters.com | www.hunters.com

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