

16 Hollins Park, Moor Row, CA24 3LQ

Guide Price £195,000

PFK

16 Hollins Park

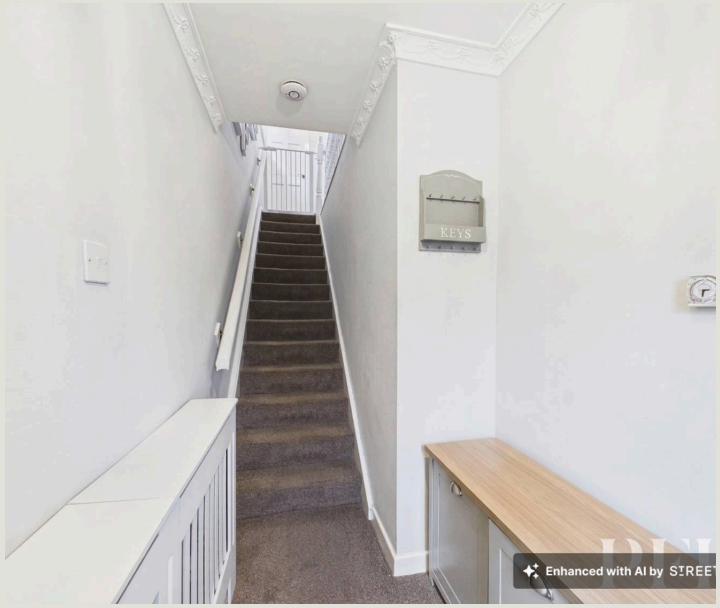
The Property:

Situated within a popular residential area of Moor Row, this well presented three bedroom house offers an excellent opportunity for buyers seeking a home they can move straight into. The accommodation briefly comprises an entrance hall, a comfortable lounge and a recently fitted contemporary kitchen with space for a small dining table, providing a stylish and practical setting for everyday living. To the first floor are three bedrooms and a family bathroom. Well maintained and ready to enjoy, the property offers a straightforward and practical layout, making it an appealing prospect for a variety of buyers.

Externally, the property benefits from a gravelled front garden, a private driveway providing offroad parking for one vehicle and a single garage, offering useful additional storage or parking. To the rear, a well proportioned, low maintenance garden features a patio area and lawn, providing a pleasant outdoor space for relaxing, entertaining or enjoying the warmer months. Moor Row is a convenient and well established residential location, with local amenities, schools and everyday services within easy reach, while Whitehaven and the surrounding employment areas are readily accessible. Equally suited to first time buyers, young families or those looking to downsize, this attractive home offers a great opportunity to enjoy comfortable living in a convenient and popular part of west Cumbria.













16 Hollins Park

Location & Directions:

Situated in the popular village of Moor Row, Hollins Park offers a convenient residential setting within easy reach of Whitehaven and the wider west Cumbria area. The village and surrounding communities provide access to everyday amenities, with a range of shops, supermarkets and leisure facilities available in nearby Whitehaven. Families will appreciate the choice of local schools in the surrounding area, while the location is also well placed for access to major local employment centres, including the Sellafield site and the wider industrial and business areas serving west Cumbria. With road links connecting Moor Row to Whitehaven, Egremont and other neighbouring towns, the area offers a practical base for commuters and those seeking a well connected home in an established residential community.

Directions

The property can be located using either CA24 3LQ or W3W///verb.consonant.sprain

- **3 bed house in Moor Row**
- **Driveway & garage**
- **Tenure: Freehold**
- **EPC rating TBC**
- **Council Tax: Band B**

ACCOMMODATION

Entrance Hallway

Lounge
16' 6" x 11' 11" (5.02m x 3.62m)

Kitchen
15' 2" x 9' 7" (4.63m x 2.92m)

FIRST FLOOR LANDING

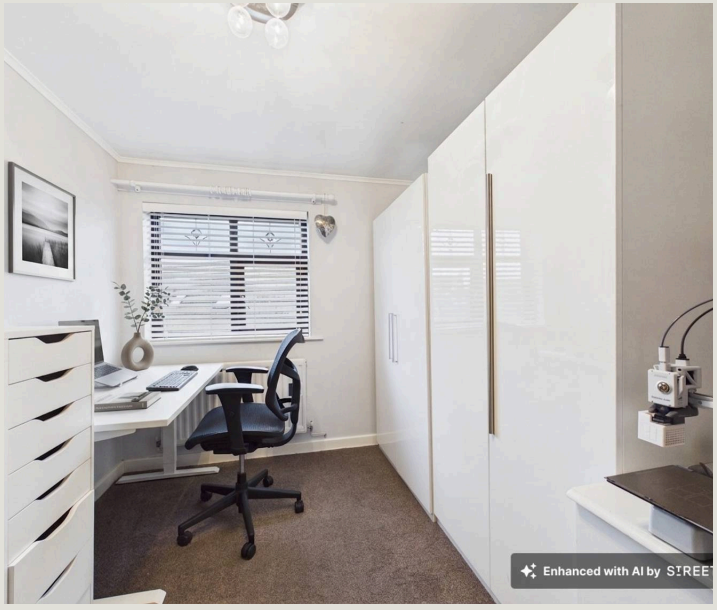
Bedroom 1
12' 10" x 8' 10" (3.92m x 2.68m)

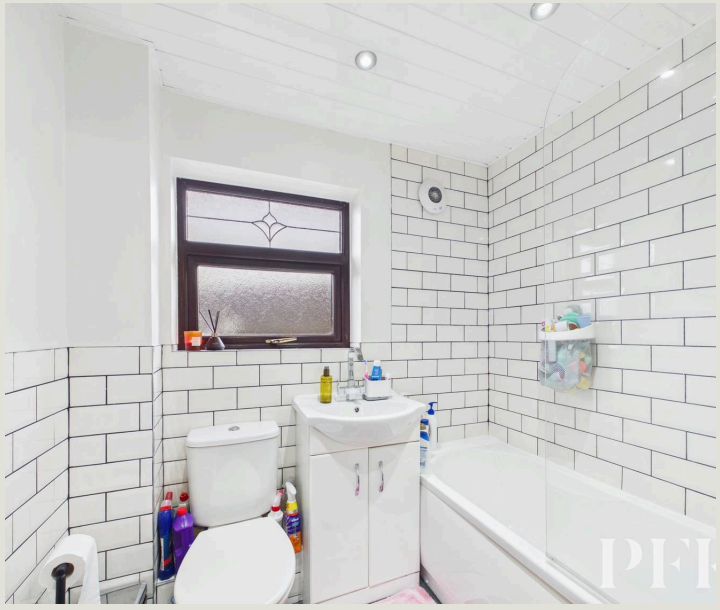
Bedroom 2
10' 11" x 8' 4" (3.33m x 2.55m)

Bedroom 3
8' 10" x 6' 0" (2.70m x 1.84m)

Family Bathroom
6' 8" x 5' 8" (2.03m x 1.72m)













EXTERNALLY

Garden

To the front of the property, a gravelled garden provides a neat and practical approach. The rear garden is well proportioned and designed with ease of maintenance in mind, featuring a patio area and lawn to create a pleasant outdoor space for relaxing, dining or entertaining during the warmer months.

Driveway

1 Parking Space

The property benefits from useful offroad parking, with a private driveway providing space for one car.

Garage

Single Garage

A single garage offers further parking or valuable storage space, a practical advantage for a property of this type.


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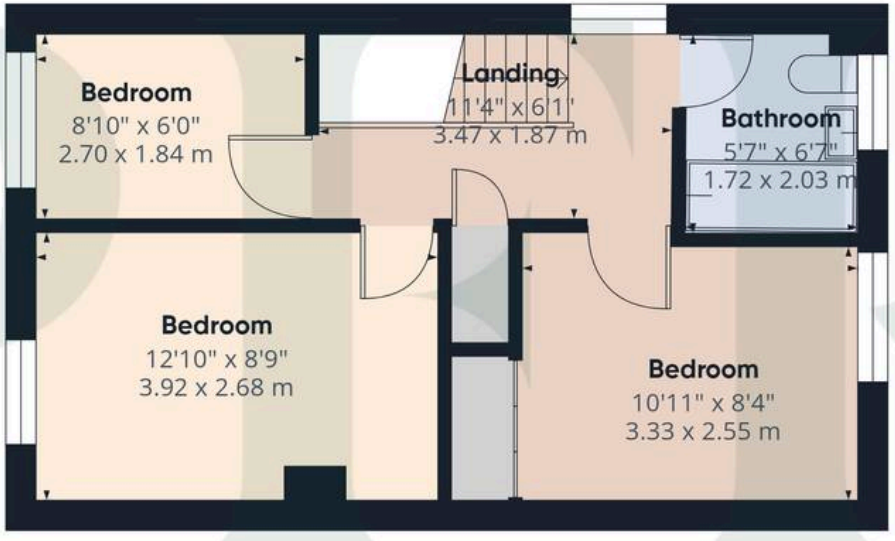








Floor 0





Floor 1

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Approximate total area(1)

749 ft²

69.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

ADDITIONAL INFORMATION

Services
Mains gas, electricity, water & drainage. Gas/ oil central heating (amend as appropriate) and double glazing installed throughout. 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 Fee Disclosure
PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT): • Conveyancing (Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase. • Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price. • Financial Services (Emma Harrison Financial Services): average referral fee of £234 in 2025 for arranging mortgages, insurance, and related products. • EPCs (M & G EPCs Ltd): £25 for EPC • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





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