



 2
Bedrooms

 1
Bathroom





For Sale – Available to Owner Occupiers Only

Situated within a convenient residential location in Whitehaven, this two-bedroom terraced house presents an excellent opportunity for owner occupiers seeking a home with potential. Requiring a programme of refurbishment and upgrading, the property offers buyers the chance to modernise and improve the accommodation to their own tastes and requirements. Please note the property is available to owner occupiers only and is not available to investors.

The accommodation is arranged over two floors and briefly comprises a reception room providing a versatile living and dining area with space for everyday family living and entertaining. To the rear is a fitted kitchen with a range of basic units and work surfaces, offering a functional layout with scope for further improvement and updating.

To the first floor, the property offers two bedrooms together with a bathroom fitted with essential sanitary ware. The layout provides practical accommodation suitable for a range of purchasers including first-time buyers, downsizers, or those seeking a property they can improve over time.

The property benefits from full double glazing throughout and is heated via electric storage heaters. While some modernisation is required, the property offers clear potential for enhancement and value improvement. The current EPC rating is 58, with the potential to increase to 85, highlighting the opportunity for future energy efficiency upgrades and reduced running costs.

Externally, the property enjoys a garden area providing useful outdoor space for seating, gardening, or general leisure use. Off-road parking is also available, adding convenience and practicality for occupiers and visitors alike.

Whitehaven is a popular coastal town offering a wide range of amenities including shops, supermarkets, schools, healthcare services, cafes, and leisure facilities. The property is well positioned for access to local transport links and surrounding commuter routes, making it a practical and convenient location for everyday living.

Overall, this property represents an excellent opportunity for owner occupiers looking to acquire a home with scope for refurbishment in an established residential area of Whitehaven. Early viewing is recommended to appreciate the potential accommodation and location on offer.

Please note that there will be a flying freehold over the shared alleyway. You will need to inform any mortgage provider of this.

METHOD OF SALE The property is offered for sale by Private Treaty. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents following an inspection.

VIEWING Strictly by arrangement with the Sole Agents:

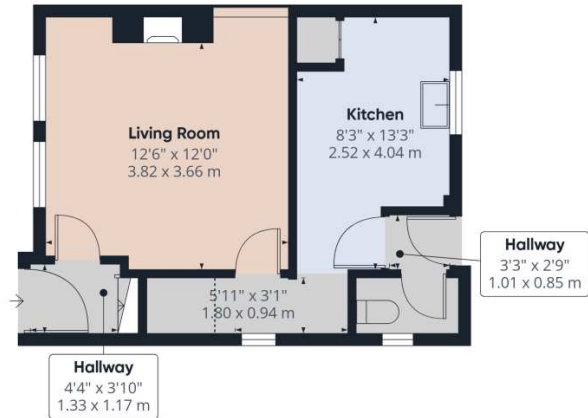
Mitchells Estate Agency, Lakeland Livestock Centre, Cockermouth, Cumbria, CA13 0QQ

Tel: 01900 822016

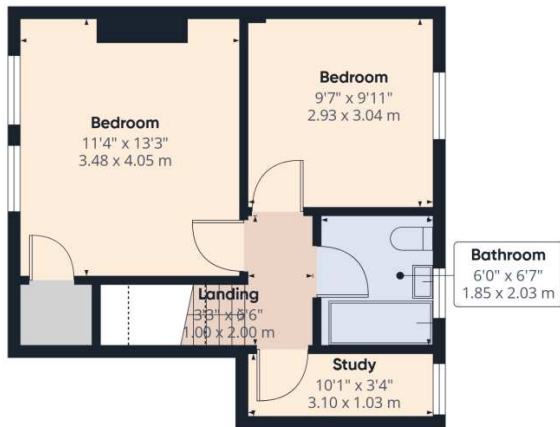
Email: info@mitchellsestateagency.co.uk

SERVICES The property benefits from mains electricity, gas and water and drainage. There is double glazing throughout.

VALUED ADDED TAX (VAT) VAT will be charged if applicable.



Floor 0



Floor 1



Approximate total area⁽¹⁾

700 ft²
65 m²

Reduced headroom

10 ft²
1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: 36 Ennerdale Terrace, Whitehaven, CA28

