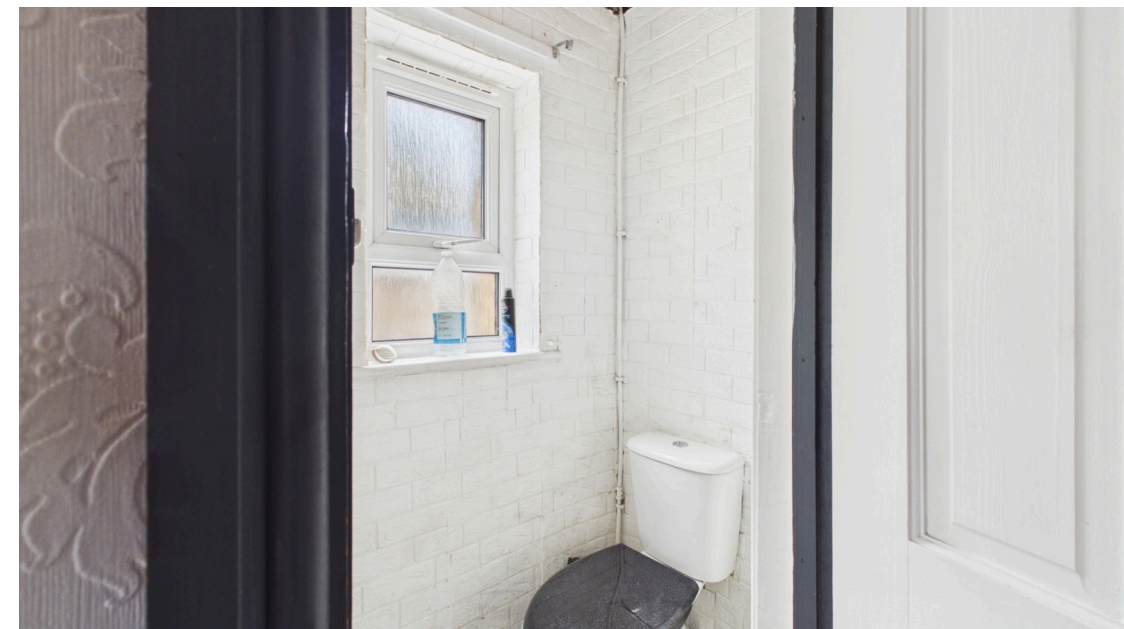




 2  
Bedrooms

 1  
Bathroom





## Property Description

### Ideal Investment Opportunity or Owner-Occupier Purchase

Situated in a popular residential area of Whitehaven, this two-bedroom semi-detached property offers spacious accommodation with excellent potential for improvement and value enhancement. Requiring refurbishment throughout, the property is well suited to investors seeking a renovation project or owner-occupiers looking to create a home tailored to their own tastes.

The accommodation briefly comprises an entrance hallway leading to a generous lounge featuring a fireplace and offering a comfortable living space with scope for modernisation. To the rear is a spacious kitchen-diner with ample room for dining and everyday family use, providing excellent potential for refurbishment and redesign.

To the first floor are two well-proportioned double bedrooms, both benefiting from large windows providing good levels of natural light and attractive wooden flooring. The bathroom includes a bath and wash facilities, with a separate WC providing additional practicality.

Please note, all ceilings throughout the property require installation, presenting an opportunity for purchasers to complete and finish the accommodation to their own specification.

Externally, the property benefits from enclosed front and rear gardens. The rear garden combines paved and lawned areas together with a greenhouse and useful storage shed, ideal for gardening enthusiasts or additional outdoor storage. The front garden is designed for low maintenance with gravelled sections and mature shrubs providing privacy from the roadside. On-street parking is available nearby.

Additional benefits include full double glazing and an EPC rating of D, with potential improvement to a C rating through future upgrades.

Whitehaven is a sought-after coastal town offering a range of local amenities including schools, shops, supermarkets, transport links, and leisure facilities, together with easy access to the surrounding Cumbrian countryside and coastline.

## Key Features

- Semi-detached house
- Two double bedrooms
- Spacious lounge with fireplace
- Kitchen-diner with refurbishment potential
- Full ceiling installation required throughout
- Double glazed throughout
- Enclosed gardens to front and rear
- Greenhouse and storage shed
- Separate WC
- Popular residential location
- Ideal for investors or owner-occupiers
- EPC Rating: D (potential C)

## **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**

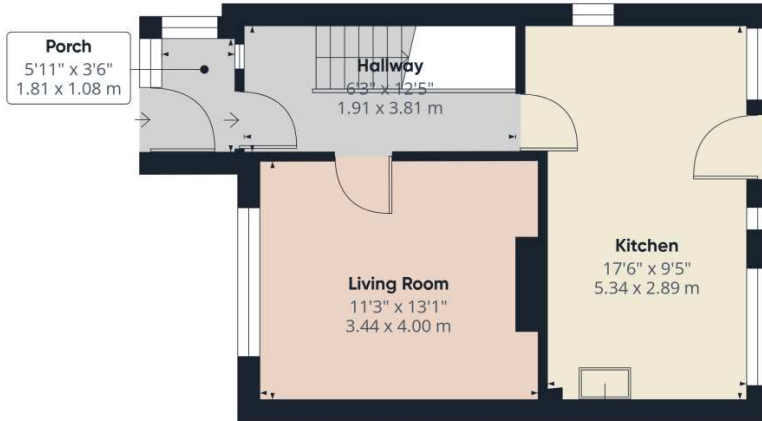
**Email: [info@mitchellsestateagency.co.uk](mailto:info@mitchellsestateagency.co.uk)**

## **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<sup>m</sup>  
769 ft<sup>2</sup>  
71.4 m<sup>2</sup>

(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

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Address: 17 Latrigg Road, Whitehaven, CA28

