



14 Highfields, Whitehaven, CA28 6TN

Guide Price £175,000

**PFK**

# 14 Highfields

## The Property:

A three bedroom semi-detached home situated in a popular residential area of Whitehaven. Having been in the same ownership for many years, the property would benefit from a programme of modernisation, offering an excellent opportunity for buyers to put their own stamp on it.

The property is conveniently located close to Jericho Primary School, Whitehaven Academy and St Benedict's Catholic High School, making it well suited to families. It also benefits from excellent public transport links, with a regular bus service nearby.

The accommodation comprises an entrance hallway, lounge, dining room, kitchen, three bedrooms and a family bathroom. Externally, the property benefits from driveway parking, along with gardens to both the front and rear.

Offered for sale with no onward chain, this is an ideal purchase for first time buyers, families or investors alike.





## 14 Highfields

### Location & Directions:

Whitehaven is a historic Georgian harbour town on the west coast of Cumbria, offering a wide range of shops, cafés, restaurants, supermarkets and leisure facilities. The town is well served by schools, healthcare services and transport links, with excellent access to the Lake District National Park, the Cumbrian coastline and major employment centres including Sellafield, making it a popular location for families and professionals alike.

### Directions

The property can easily be found on Highfields and it is number 14, and using postcode CA28 6TN.

- **3 bed semi-detached home**
- **Requires modernisation**
- **Gardens to the front & rear**
- **No Onward Chain**
- **Tenure: Freehold**
- **EPC rating TBC**
- **Council Tax: Band B**



## ACCOMMODATION

### GROUND FLOOR

#### Hallway

11' 9" x 3' 5" (3.58m x 1.03m)

#### Lounge

11' 10" x 12' 4" (3.61m x 3.75m)

#### Dining Room

9' 3" x 9' 3" (2.83m x 2.81m)

#### Kitchen

9' 4" x 9' 4" (2.85m x 2.84m)

### FIRST FLOOR LANDING

8' 0" x 6' 9" (2.45m x 2.07m)

#### Bedroom 1

10' 2" x 10' 2" (3.11m x 3.10m)

#### Bedroom 2

9' 4" x 11' 10" (2.85m x 3.61m)

#### Bedroom 3

7' 3" x 8' 8" (2.22m x 2.63m)

#### Bathroom

5' 5" x 6' 10" (1.66m x 2.09m)

### EXTERNALLY

#### Garden

Generous rear garden offering excellent potential to extend, subject to the necessary planning consents.

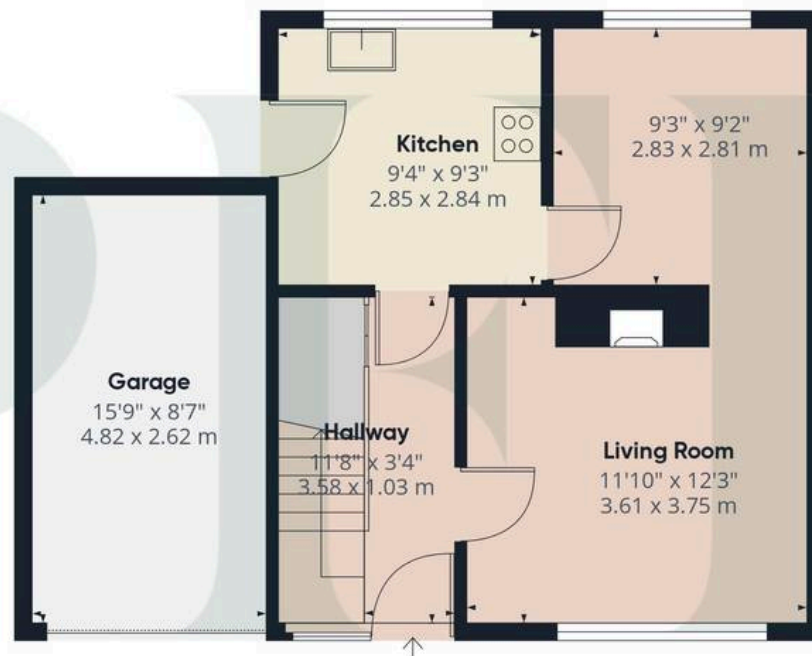
#### Garage

Single Garage

Driveway - 1 Parking Space



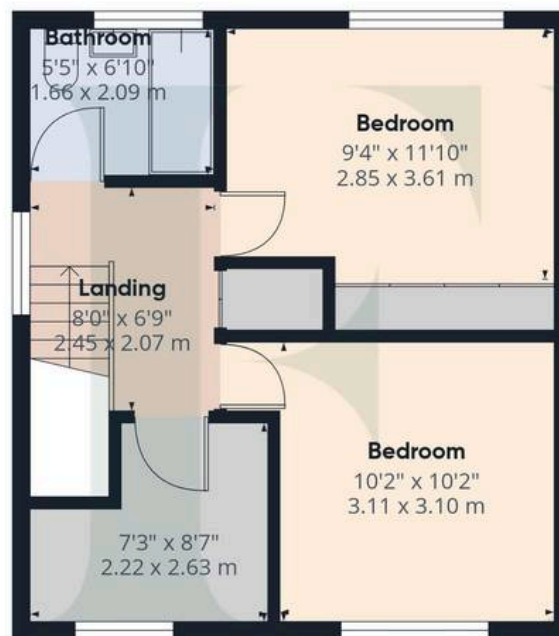




Floor 0

Approximate total area<sup>(1)</sup>

904 ft<sup>2</sup>  
83.8 m<sup>2</sup>



Floor 1



(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.

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## ADDITIONAL INFORMATION

### Services

Mains electricity, water & drainage. Fischer electric heaters, solid fuel coal fire 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 (Naphthens 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 £221 in 2024 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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