



9 Solway Road, Moresby Parks, Whitehaven, CA28 8XJ

Guide Price £130,000

PEK

9 Solway Road

The Property:

Offering far more space than first meets the eye, this impressive three bed terraced home on Solway Road delivers generous room sizes, modern finishes and outstanding outdoor space, making it an ideal purchase for first time buyers and young families alike. The property is currently undergoing external re-rendering, ensuring smart, refreshed kerb appeal ready for its next owner.

Inside, the home immediately feels spacious and practical, comprising entrance hallway, comfortable lounge, and a large modern kitchen. To the rear, a useful lobby gives access to a ground floor WC and an excellent understairs storage cupboard. Upstairs, the property benefits from additional square footage over the external alleyway, creating three genuinely good sized bedrooms and a larger than average contemporary family bathroom.

Externally, this home truly stands out. The rear garden is substantial, fully fenced and ideal for children and pets, complete with a patio seating area and large storage shed. Beyond the garden, there is an offroad parking area. With spacious accommodation throughout, impressive outdoor space and cosmetic improvements underway, this is a home that must be viewed to fully appreciate the size and value on offer, book your viewing and see it for yourself.





9 Solway Road

Location & directions:

Directions

The property can be located on Solway Road using either CA28 8XJ or W3W///unscathed.squish.wing

- 3 bed terraced property ideal for first time buyers
- Situated on Solway Road in Moresby Parks, a popular residential location.
- Large modern kitchen & generous lounge with ground floor WC
Currently being externally re-rendered
- Substantial rear garden with patio & large shed
- Council Tax: Band A
- EPC rating: D
- Tenure: Freehold



ACCOMMODATION

Entrance Hallway

Living Room

11' 9" x 15' 10" (3.57m x 4.83m)

Kitchen

9' 4" x 12' 3" (2.84m x 3.74m)

Rear Hallway

WC

4' 6" x 2' 11" (1.37m x 0.88m)

FIRST FLOOR LANDING

5' 11" x 2' 8" (1.80m x 0.82m)

Bedroom

9' 11" x 9' 5" (3.03m x 2.88m)

Bedroom

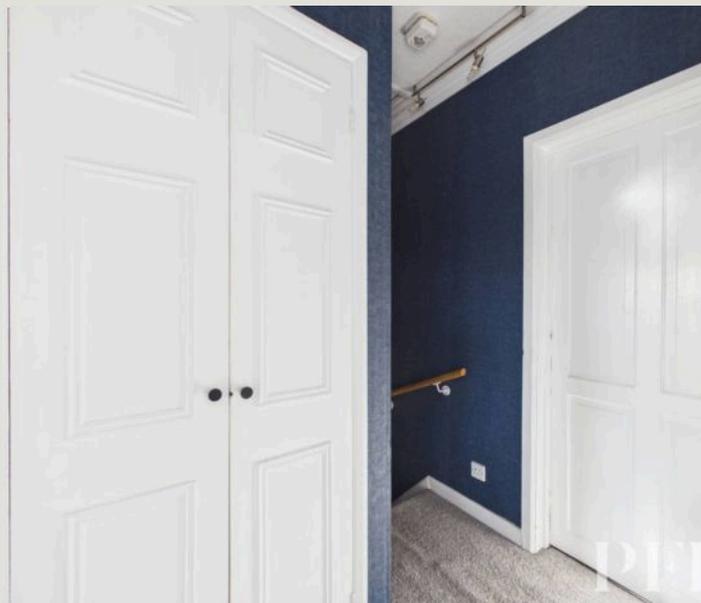
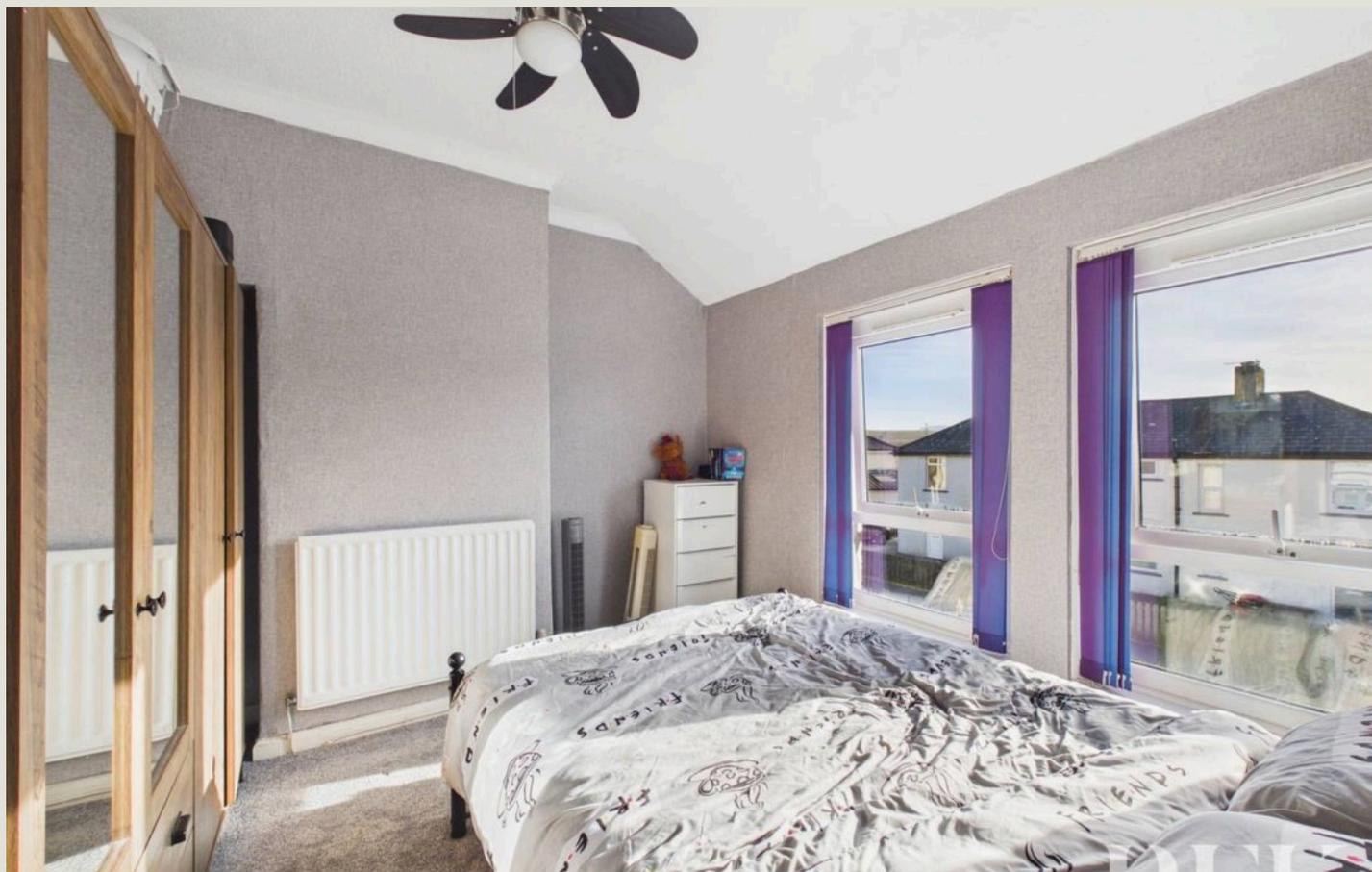
11' 5" x 8' 6" (3.47m x 2.59m)

Bedroom

8' 1" x 8' 4" (2.47m x 2.54m)

Bathroom

4' 6" x 11' 3" (1.37m x 3.43m)





EXTERNALLY

Garden

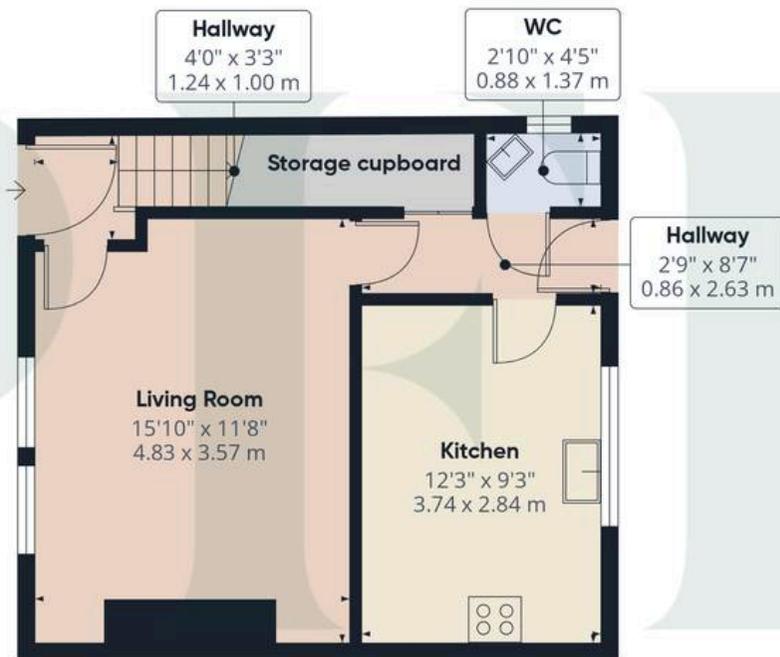
The property benefits from a lawned garden to the front. Access via a passageway to the side of the house leads to a substantial garden, with patio area, enclosed lawned garden and a practical storage shed.

Off street

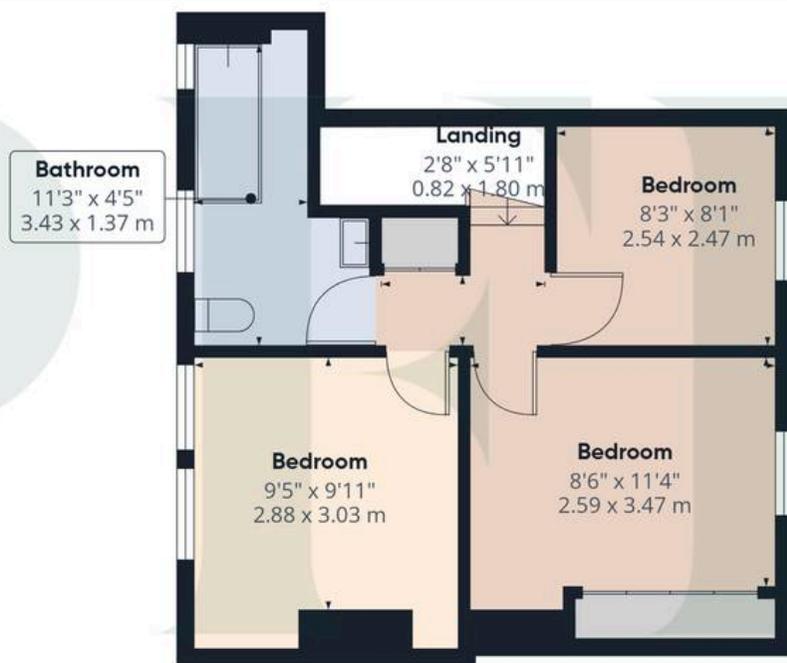
1 Parking Space

There is on street parking available to the front of the property, and an offroad parking area directly behind the rear garden.





Floor 0



Floor 1



Approximate total area⁽¹⁾

750 ft²

69.8 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.

GIRAFFE 360

ADDITIONAL INFORMATION

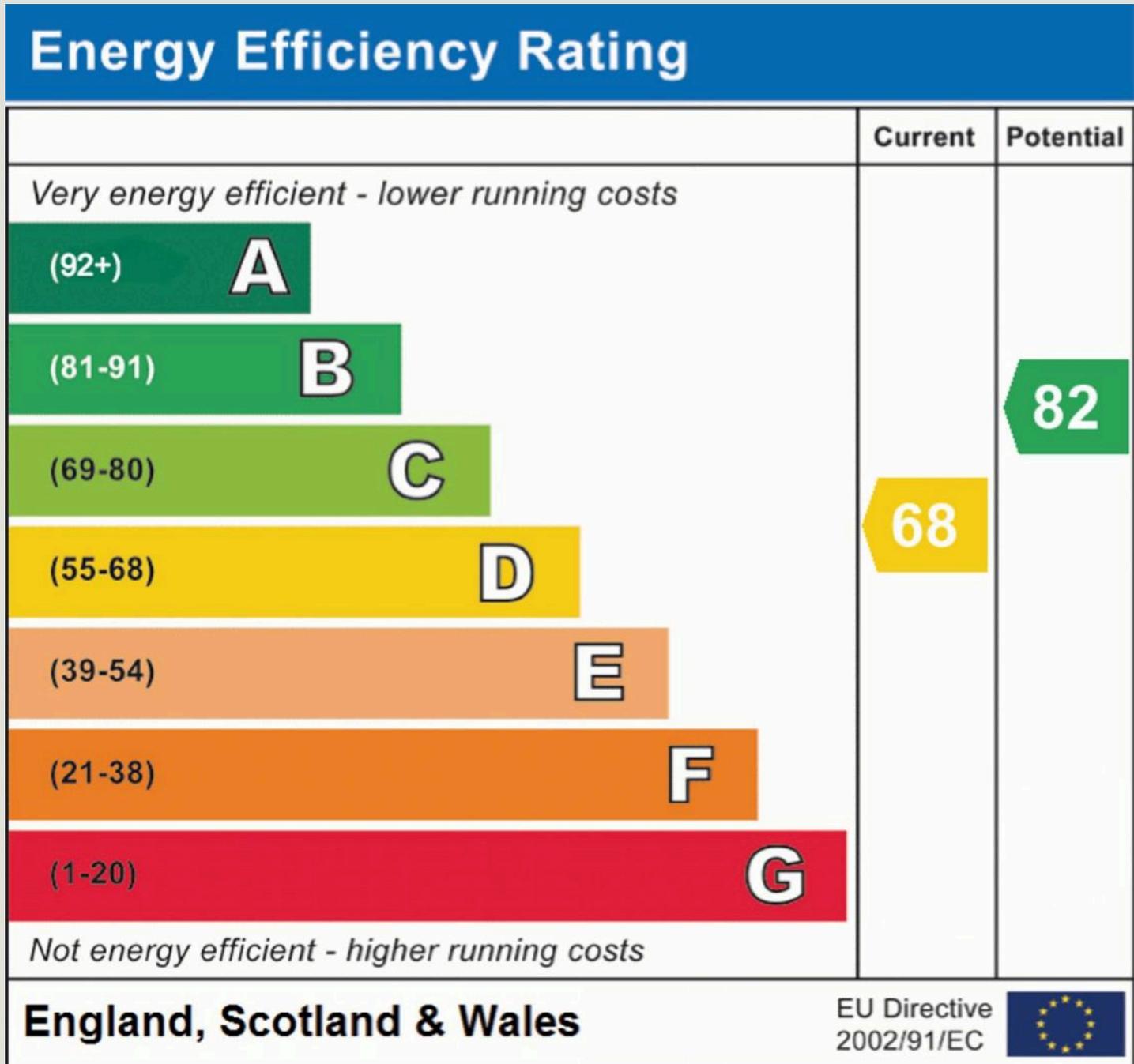
Services

Mains gas, electricity, water & drainage. Gas fired central heating 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

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- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 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.
- EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only.
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





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