



28 Devon Road  
Hensingham, Whitehaven  
CA28 8PJ

House - Semi-Detached



**£90,000**



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1



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### Key Highlights

- Brand-new kitchen, updated electrics, and a newly fitted boiler already taken care of
- Surprisingly large rear garden with sunny patio, external power, and water supply
- Spacious lounge and generously sized rooms throughout the property
- Excellent opportunity for first-time buyers or buy-to-let investors
- Convenient location close to West Cumberland Hospital, Whitehaven town centre, and the A595
- Offered with NO ONWARD CHAIN and white goods included if desired

28 Devon Road, Whitehaven





## Welcome to Devon Road, Hensingham, Whitehaven

Step inside Devon Road and you'll quickly realise this is far more than your average two-bedroom home. With a brand-new kitchen ready for busy mornings and cosy evenings, updated electrics, a new boiler already taken care of, and rooms that feel wonderfully spacious throughout, this is a home that makes settling in easy.

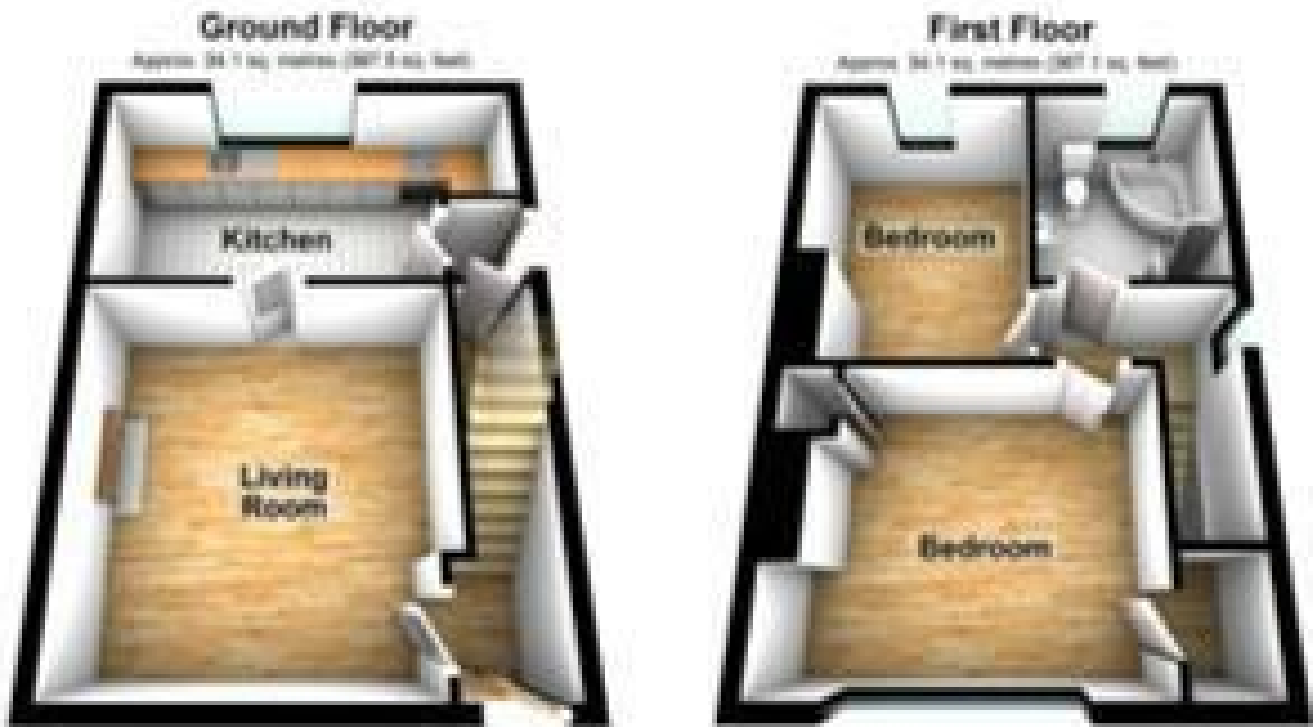
But the real surprise awaits outside... the rear garden is gloriously larger than you'd expect — a private, sunny retreat with plenty of room for summer BBQs, children to play, gardening projects, or simply enjoying a quiet coffee on the patio. With external power and water already in place, it's a space packed with potential.

Inside, the generous lounge offers the perfect place to unwind, while the newly fitted kitchen brings a fresh, modern feel to the heart of the home. Upstairs, you'll find two well-proportioned bedrooms and a family bathroom that could easily be transformed into something truly special with a little cosmetic updating.

Whether you're a first-time buyer dreaming of getting onto the property ladder or a savvy investor searching for a reliable buy-to-let opportunity, Devon Road ticks all the right boxes. Its location is ideal — just a short stroll to West Cumberland Hospital, close to Whitehaven town centre, and with quick access to the A595 for commuting further afield.

And to make things even easier? The property is offered for sale with NO ONWARD CHAIN, and the white goods can even stay — meaning you could be unpacked and at home sooner than you think.

## Floorplan



Total area: approx. 68.2 sq. metres (734.6 sq. feet)

Total Floor Area:  
734.00 sq ft

### **THINGS YOU NEED TO KNOW**

The property is Freehold and benefits from mains gas, electric, water and drainage services. The property had a minor flood in the kitchen, the issue had since been rectified and a new Kitchen was fitted.

### **DIRECTIONS**

W3W:///cabbies.ordering.fame

From Whitehaven travel south on the A595 and get into the left hand lane signposted Cleator Moor. At the mini roundabout travel straight ahead onto Egremont Road. Turn left onto Lincoln Road and then take the second right hand turning onto Devon Road. The property can be found further along on the right hand side

### **A PERFECT LANDLORD INVESTMENT**

Thinking of buying a Buy 2 Let property - this is a perfect and desirable location for a range of tenants given it's access to local employment hubs. This property would achieve in the region of £600-650pcm and possibly a little bit more with an updated Bathroom Suite and general cosmetic uplift where required.

Giving the new landlord a gross yield of minimum 8%.

Grisdales offers a range of lettings services - why not have a chat with our team to find out more.

### **LOCAL COMMUNITY - CA28**

CA28, centered on Whitehaven, offers a welcoming coastal community with a strong local identity, combining historic charm around Whitehaven Harbour and attractions like The Beacon Museum with easy access to the western Lake District and nearby beaches such as St Bees Beach. The area is well-served by a range of primary and secondary schools, convenient everyday shopping including Tesco Superstore Whitehaven, Morrisons Whitehaven and Aldi Whitehaven, along with essential public services such as West Cumberland Hospital and local transport links via rail and bus. Altogether, CA28 presents a practical and affordable place to live, appealing to families and professionals alike with its balance of amenities, community spirit and scenic surroundings.











## Location



## Energy Performance

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>55</b>	<b>85</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Additional Information

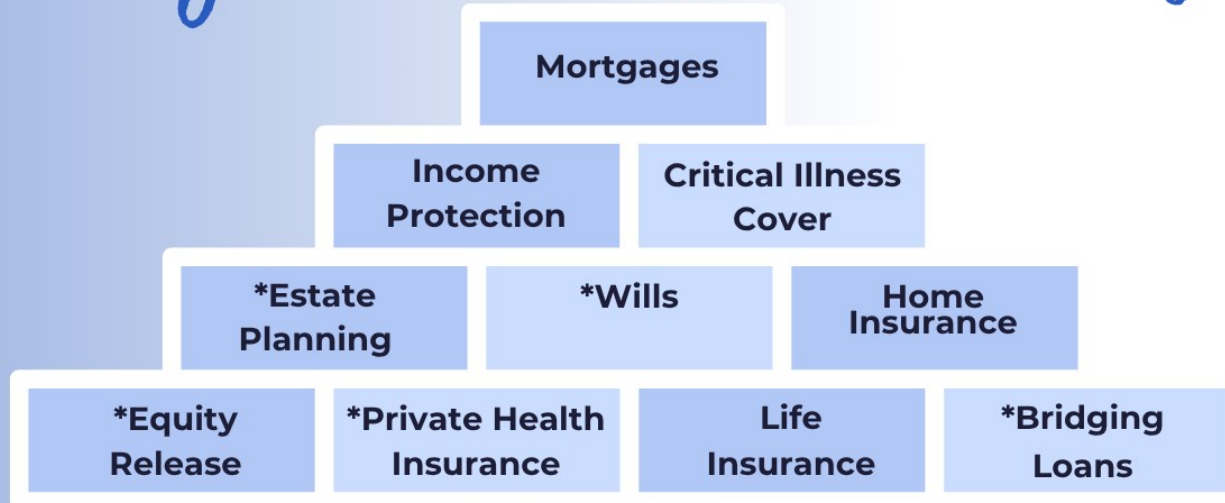
Tenure: Freehold Council: Cumberland Tax Band: A

### Please Note:

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



# All your needs under one roof



\*Advice in these areas will be referred to a specialist

## Meet the team

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The advice will be given by the right retirement plan limited

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