



Ashleigh Place, Whitehaven

- IMMACULATELY PRESENTED SEMI DETACHED HOUSE
- FOUR BEDROOMS PLUS DRESSING ROOM/STUDY
- UTILITY ROOM
- VERY GENEROUS PARKING TO THE FRONT

- BEAUTIFUL HOME WHICH MUST BE VIEWED

Guide Price £275,000

- STUNNING KITCHEN WITH DINING AND FAMILY AREA
- FAMILY BATHROOM PLUS SHOWER ROOM
- WEST FACING REAR GARDEN WITH LAWN, PATIO AND DECKING
- QUIET CUL DE SAC LOCATION WALKING DISTANCE FROM JERICOH SCHOOL



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DESCRIPTION

Sometimes homes come along which simply tick all the boxes! 10 Ashleigh Place is a perfect example of this. In immaculate condition it offers plenty of living space, a fantastic kitchen with open plan dining and family room, separate utility room and downstairs shower room, upstairs are four bedrooms (three doubles) and another room which perfectly lends itself to being a dressing room or study and the family bathroom is also upstairs. The current owners have replaced the garage door with French doors so it can be used as a reception room but it could easily be reinstated as a garage if required. Outside there is loads of parking to the front and at the back is a really good size garden with lawn, decking and patio areas, it's West facing so gets all the sun and the beautiful West Coast sunsets. The location is also great, just a few minutes walk from Jericho school but far enough away so as not to be bothered by school run traffic, and again not far from Whitehaven Academy and West Cumberland Hospital. Viewing is essential to truly appreciate the attention to details the owners have put into this beautiful home





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Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
1459.65 ft²
135.61 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

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