



Herdus Road, Whitehaven

- Spacious family home
- Modern kitchen / dining room
- Gardens front and rear
- Beautifully presented throughout
- Three bedrooms
- Family bathroom and separate downstairs WC
- Driveway providing off-road parking
- Popular residential area

Guide Price £145,000

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Herdus Road, Whitehaven

DESCRIPTION

An appealing semi-detached house situated in a popular residential area convenient for all local amenities and town centre.

With spacious living throughout this immaculately presented home is an ideal purchase for a range of buyers.

The well-proportioned accommodation briefly comprises large entrance hall with stairs to the first floor, reception, modern kitchen-dining room, and a utility space leading to the downstairs WC.

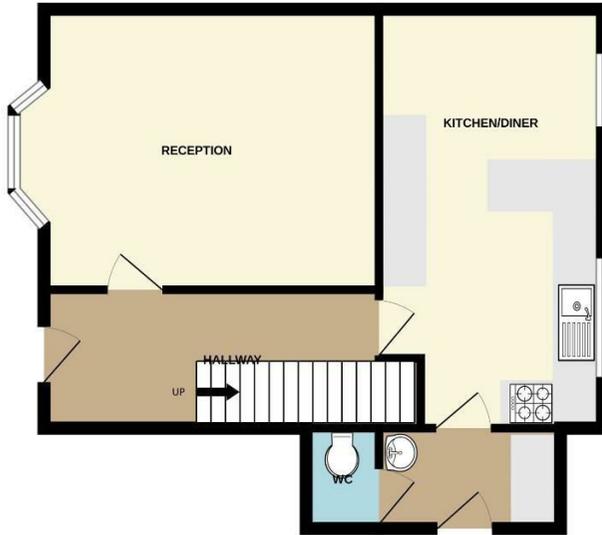
To the first floor you'll find three bedrooms and a recently refurbished family bathroom.

Outside offers lots of space for outside living with an elevated garden perfect for them summer days to the rear, and a well sized front garden with off-road parking.





GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1023 sq.ft. (95.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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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
(81-91) B		62	
(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.

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