



9 Copeland Avenue, Whitehaven, CA28 9HZ

Guide Price £149,950

PFK

9 Copeland Avenue

The Property:

Situated in the ever popular Mirehouse area of Whitehaven, this beautifully refurbished three bedroom semi-detached home on Copeland Avenue offers stylish, well proportioned accommodation ideal for first time buyers and young families alike. The property enjoys a quiet position with elevated views stretching across rooftops towards Dent, creating a wonderful sense of space and tranquillity while remaining conveniently close to local amenities.

Internally, the home has been upgraded to a good standard throughout. A welcoming entrance hallway leads into a bright and spacious lounge diner, featuring a charming wood burning stove and patio doors that open out onto the rear garden, perfect for both relaxing and entertaining. The contemporary kitchen is thoughtfully designed, complemented by a versatile boot room that could easily serve as a home office or additional utility space, with direct access to the garden. To the first floor are three well appointed bedrooms and a modern shower room, all finished with a clean, modern feel.

Externally, the property benefits from generous gardens to both the front and rear, offering plenty of outdoor space for families, gardening enthusiasts, or simply enjoying the surroundings. The quiet setting adds to the appeal, making this a peaceful yet practical place to call home. Early viewing is strongly advised to fully appreciate the quality, location, and lifestyle on offer.





9 Copeland Avenue

Location & Directions:

Copeland Avenue is ideally positioned within the popular Mirehouse area of Whitehaven, offering excellent access to the town centre, which is just a short drive or bus journey away. The location is well served by local amenities, including shops, supermarkets, and leisure facilities, making day to day living convenient. For families, there are a number of well regarded primary and secondary schools nearby, all within easy reach. The property is also perfectly situated for commuters, with quick access to the A595, providing strong transport links to key employment centres such as Sellafield and neighbouring towns including Workington and Egremont.

Directions

The property can be located on Copeland Avenue using either CA28 9HZ or [W3W///raced.rollover.shape](https://www.google.com/maps/place/Copeland+Avenue,+Whitehaven,+Cumbria,+England/@54.42585,-2.23115,15z/data=!3m1!1e3!3m2!1sW3W///raced.rollover.shape)

- **3 bed semi detached house in popular residential area of Whitehaven**
- **EPC rating E**
- **Tenure: Freehold**
- **Council Tax: Band A**



ACCOMMODATION

Entrance Hallway

Approached via UPVC door, stairs to first floor, door opening to lounge/diner.

Lounge / diner

18' 1" x 17' 3" (5.52m x 5.25m)

Beautiful dual aspect reception room with ample space for dining area, window to front and patio doors leading out to the rear gardens. Wood burning stove set in white surround with feature tiled backplate and contrasting hearth, coved ceiling, electric radiator and door to kitchen.

Kitchen

17' 5" x 9' 11" (5.31m x 3.02m)

The kitchen is fitted with a range of high gloss matching wall and base units with solid wood work surfacing, incorporating a stainless steel sink, tiled splashbacks. Space for large range style cooker, space for a washing machine, tumble dryer, fridge/freezer and dishwasher (white goods may be available to purchase by separate negotiation). Rear facing window overlooking the gardens, wood effect flooring. Door to boot room.

Boot Room

12' 6" x 6' 2" (3.82m x 1.87m)

Currently utilised as a boot room but could be used for a variety of things including a home office. Window to side elevation, part glazed UPVC door leading out to the garden.

FIRST FLOOR LANDING

Bedroom 1

12' 6" x 10' 0" (3.80m x 3.04m)

Rear facing window overlooking the garden, electric radiator.

Bedroom 2

10' 8" x 9' 1" (3.26m x 2.77m)

Rear facing window overlooking the garden, electric radiator and storage cupboard.





Bedroom 3

8' 9" x 7' 7" (2.67m x 2.31m)

Currently utilised as an office, window to front with pleasant views, electric radiator and overstairs cupboard.

Shower Room

8' 7" x 5' 5" (2.61m x 1.66m)

Fitted with 3 piece white suite comprising close coupled WC, wash hand basin and corner shower cubicle with electric shower. Obscured window, tiled walls and radiator.

EXTERNALLY

Garden

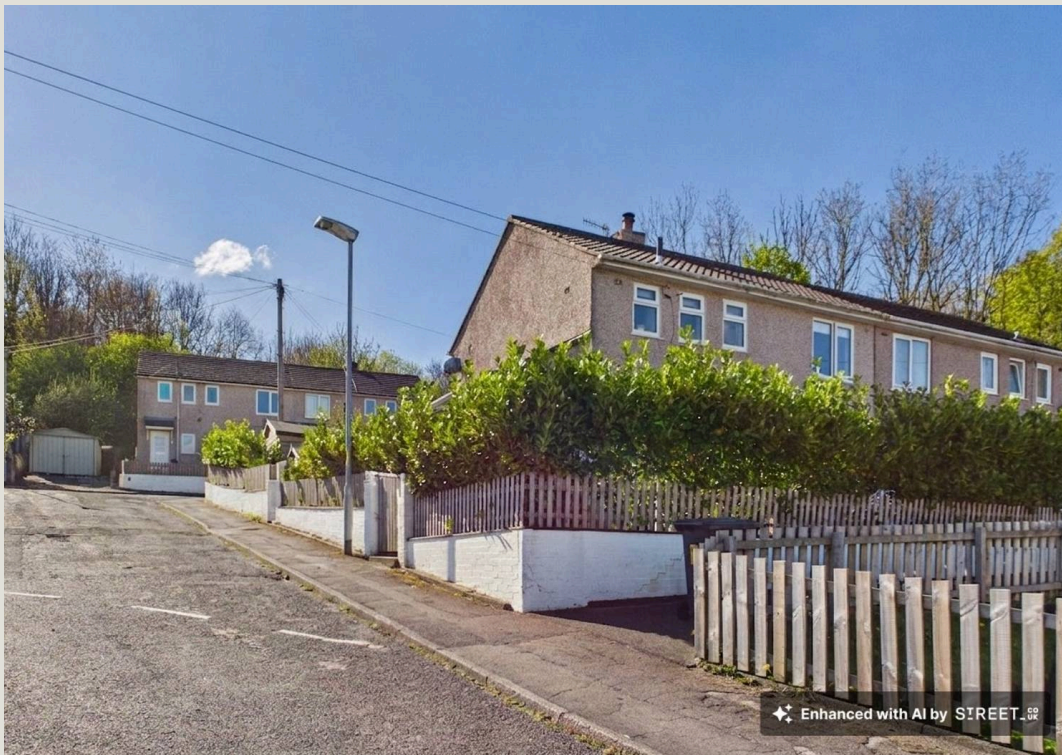
There is a lawned garden to the front of the property, enclosed with hedging. The gardens extend to the side and rear. The rear garden is generously sized, with a good section of lawn and patio.

ON STREET

1 Parking Space

On street parking is available.







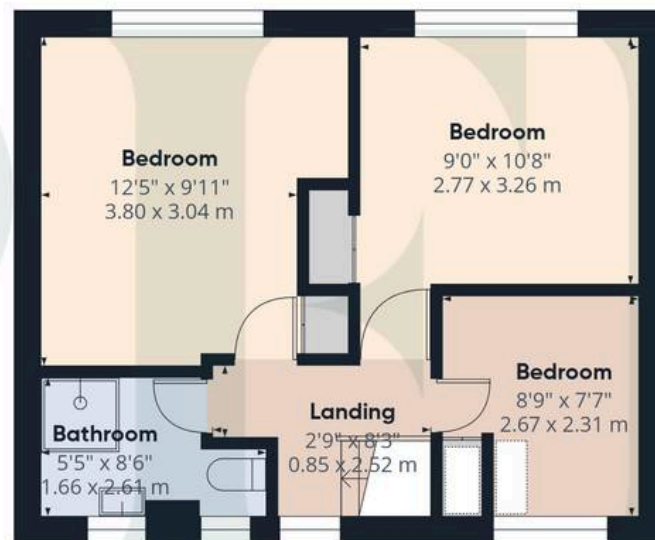
Floor 0

Approximate total area⁽¹⁾

862 ft²
80.1 m²

Reduced headroom

1 ft²
0.1 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

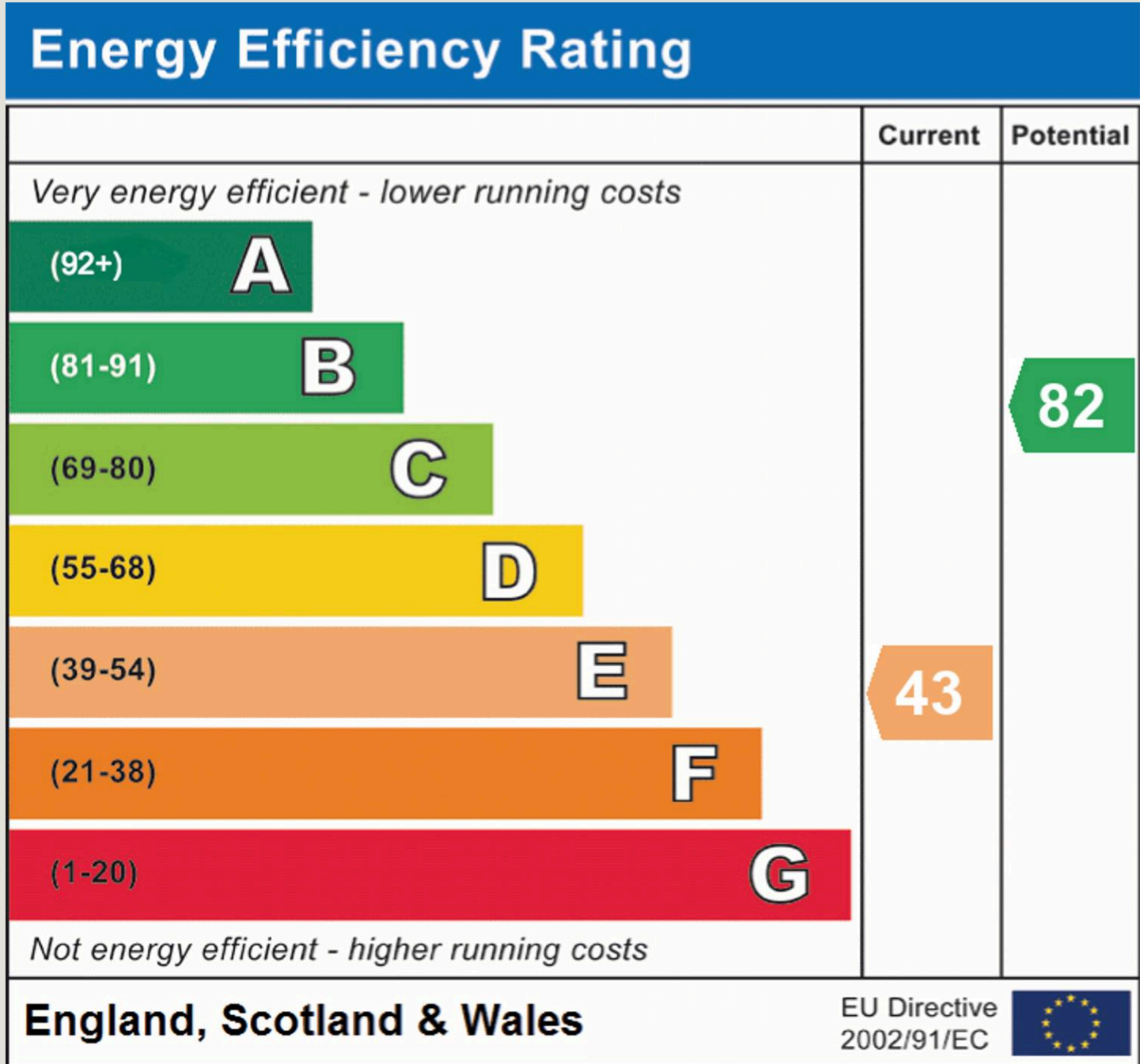
Services

Mains electricity, water & drainage. Electric radiator 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.
- 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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