



Offered for sale with no forward chain

Ground floor bathroom plus second floor shower room

Spacious open plan lounge dinner

Lovely views from the top floor bedroom

Short drive to town centre

Deceptively spacious home

Three double bedrooms

Excellent rental potential

Popular residential area

Ideal for first-time buyers

Offered for sale with no forward chain, is this deceptively spacious, traditional terraced home. Offering excellent value for money, the property is well suited to a range of buyers including first time buyers, couples, and families, but may also catch the eye of investors, with an excellent rental potential. The property has previously been used as a HMO, with each room potentially letting for around £80 per week. The property is in a popular residential area, just a few minutes drive from Whitehaven town centre, with its wide range of shops and picturesque marina. The property is also just a short drive from the A595, providing superb transport links. The accommodation briefly comprises, entrance vestibule, spacious open plan lounge/diner, contemporary, modern kitchen and a bathroom which boasts a four-piece suite. To the first floor there are two light and airy double bedrooms, with the rear bedroom enjoying a lovely view. On the second floor, there is a spacious double bedroom, with elevated countryside views looking over Whitehaven you can also see the sea. There is a useful, second shower room to the second floor. Externally, to the rear of the property, there is a low maintenance rear yard with gated access.

ACCOMMODATION

Entrance vestibule

Entered through a uPVC door with double glazed frosted glass, with a wooden glazed door leading to the lounge/diner.

Lounge diner

A spacious, bright, and airy open plan dual aspect room with TV, telephone and satellite points, built-in storage cupboard, two, double panel radiators, dual aspect, uPVC double glazed windows. Provides access to the kitchen and there are stairs leading to the first-floor landing.

Kitchen

A contemporary, fitted kitchen, comprising of a range of wood effect, wall and base units with a complementary work surface and tiled splashbacks. There is a free standing gas cooker, a 1.5 stainless steel sink with mixer tap and drainer board. The kitchen also has plumbing for a washing machine, space for a tumble drier and space for a fridge/freezer. There are part tiled walls, tiled flooring, a single panel radiator and a uPVC double glazed window overlooking the rear yard. Provides access to the bathroom and there is a uPVC double glazed door leading to the rear yard.

Bathroom

A good size bathroom, boasting a four-piece suite, which briefly comprises; bath with mixer tap and shower attachment, a shower cubicle with twin sliding doors, and controls are mounted on a tiled surround. A pedestal hand washbasin with mixer tap and toilet. The bathroom features tiled flooring, a double panel radiator, a uPVC frosted double glazed window and an extractor fan.

First floor landing

Provides access to the first two bedrooms and there are stairs leading to the second floor.

Bedroom one

A spacious, double bedroom with useful built in wardrobes to the alcoves. There is decorative coving, a double panel radiator and a uPVC double glazed window overlooking the front of the property.



Bedroom two

A double bedroom with a two-door built-in wardrobe with storage above. There is decorative coving, a ceiling rose, a double panel radiator and a uPVC double glazed window which has a lovely view to the rear of the property.

Second floor landing

Benefitting from a large storage cupboard in the eaves and provides access into a further double bedroom and shower room.

Bedroom three

A spacious light and airy double bedroom, which has a lovely outlook, offering views across Whitehaven and towards the sea. There is a uPVC double glazed window, with a double panel radiator below.

Shower room

This useful, modern shower room comprises of shower, with sliding doors and controls mounted on a cladded surround, a pedestal hand wash basin with mixer tap and toilet. There is a chrome, heated towel rail, sunken ceiling spotlights and an extractor fan.

Externally

To the rear of the property, there is a low maintenance rear yard with gated access.

TENURE

We have been informed by the vendor that the property is freehold.

COUNCIL TAX BAND A

EPC TBC



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MORTGAGES

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NOTE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.





 <p style="text-align: center;">Ground Floor</p>	 <p style="text-align: center;">Floor 1</p>	
 <p style="text-align: center;">Floor 2</p>		<p style="text-align: center;">Approximate total area⁽¹⁾ 880.97 ft²</p> <p style="text-align: center;">Reduced headroom 4.23 ft²</p> <p style="text-align: center;">(1) Excluding balconies and terraces</p> <p style="text-align: center;"> Reduced headroom (below 1.5m/4.92ft)</p> <p style="text-align: center;"><small>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</small></p> <p style="text-align: center;">GIRAFFE360</p>