



**Immaculately presented three bed end terraced**

**Lovely, light and airy lounge, with feature panelling**

**Stunning kitchen/diner with integrated appliances**

**Off-street parking for two cars**

**Close to local schools and amenities**

**Ideal for first time buyers**

**Three tastefully decorated bedrooms**

**Immaculate bathroom plus downstairs WC**

**Well maintained front and rear garden**

**Excellent transport links**

This immaculate and beautifully presented property is perfect for a young professional couple or with its three bedrooms, a family. Situated in a highly desirable area of Whitehaven, it is in walking distance of popular local schools including Jericho, Hensingham, St Benedicts and Whitehaven Academy. The town centre is also just a short drive away, and the A595 provides easy access to the western lakes. Just a few minutes walk and you will find yourself at the new garage, with convenience store and butchers. The current owner has meticulously maintained the property and throughout it is tastefully decorated and is now ready for a new owner to call this place home. Stepping inside and you will find yourself in the bright hallway, with floor to ceiling uPVC double glazed window. The hallway leads to a lovely lounge, with feature wood panelling. From the lounge you can access the stylish kitchen/diner with integrated appliances and French doors to the garden. There is also a useful downstairs WC. To the first floor there are three well presented bedrooms with the master bedroom boasting fitted wardrobes. And a second featuring modern wall panelling. The family bathroom is also located by the bedrooms on the first floor. Externally the property benefits from off-street parking for two cars and there is also a well maintained garden, with patio area. Viewing is highly recommended to see the value for money and ideal location this property offers.

## ACCOMMODATION

### Hallway

Entered through a uPVC door with window. The hallway boasts a full height uPVC double glazed window which creates a nice feature and allows in plenty of natural light. There is a single panel radiator and the hallway leads to the lounge and downstairs WC.

### WC

Here you will find a toilet and wall hung wash basin with mixer tap with tiled splash back and mirrored above. There is tiled flooring, an extractor fan and a radiator.

### Lounge

This beautifully presented, light and airy room boasts a stylish coal effect gas fire set on the chimney breast. The lounge benefits from TV connections, a radiator, sunken ceiling spotlights, and an under stairs storage cupboard. Two uPVC double glazed windows provide plenty of natural light and the room features stylish, feature wood panelling and wood effect flooring. Provides access to the kitchen/diner and there are stairs to the first floor landing.

### Kitchen diner

This stylish and immaculate kitchen incorporates a range of high-gloss white wall and base units, with a complementary worktop, matching upstands and attractive tiled splash back above. There is a built-in electric oven, with separate gas hob and a stainless steel splash back and stainless steel/curved glass extractor canopy above. The kitchen features an integrated fridge freezer, tiled flooring, an under stairs storage cupboard and a radiator. There is a large cupboard which houses the Worcester combi boiler. A uPVC double glazed window is set above a 1.5 stainless steel sink with drainer board and mixer tap and looks out onto the rear garden. Another lovely feature of this room is the uPVC French doors, which lead out onto the patio area of the garden and provide additional natural light.

### First floor landing

The landing benefits from a airing cupboard and leads to all three bedrooms, the family bathroom and the loft which has been boarded out providing useful storage.

### Master bedroom

This lovely double bedroom boasts a two door fitted wardrobe. There are connections to house a wall mounted flat screen TV, and a radiator. The uPVC double glazed window enjoys pleasant views across Whitehaven.



### Bedroom two

This tastefully decorated double bedroom has feature wood panelling and a uPVC double glazed window, with a radiator below.

### Bedroom three

The third bedroom would make an ideal dressing room or home office, there is a uPVC double glazed window, with a radiator below.

### Bathroom

Like the rest of the property the bathroom is in a fantastic condition and comprises of a bath with glass screen, mixer tap and shower above. There is a toilet and pedestal hand wash basin with mixer tap. The bathroom features part tiled walls, tiled flooring, an extractor fan, a radiator and a uPVC double glazed frosted window.

### Exterior

To the front the property benefits from allocated parking for two cars. There is a low maintenance garden to the front which has an area of chipped slate, lawn and the path leading up to the front door. At the rear the garden has a patio area, well maintained lawn and the garden is securely fenced around, making it ideal for anyone with children or pets.

### TENURE

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

### COUNCIL TAX BAND A

### EPC B

### LOW FEES, LOCAL EXPERTISE

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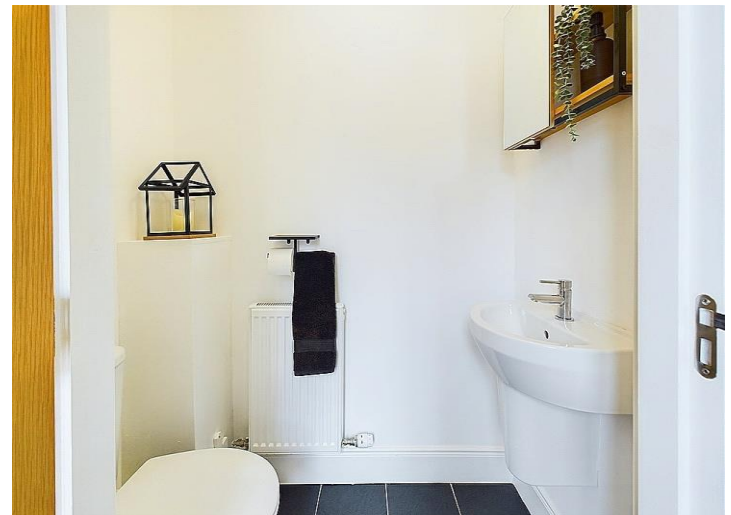


## MORTGAGES

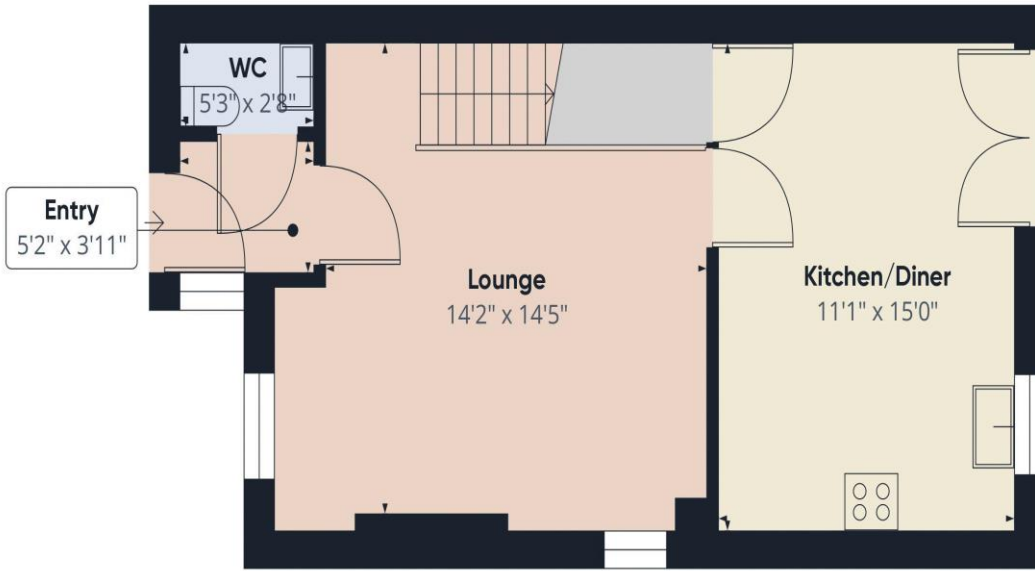
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## NOTE

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.

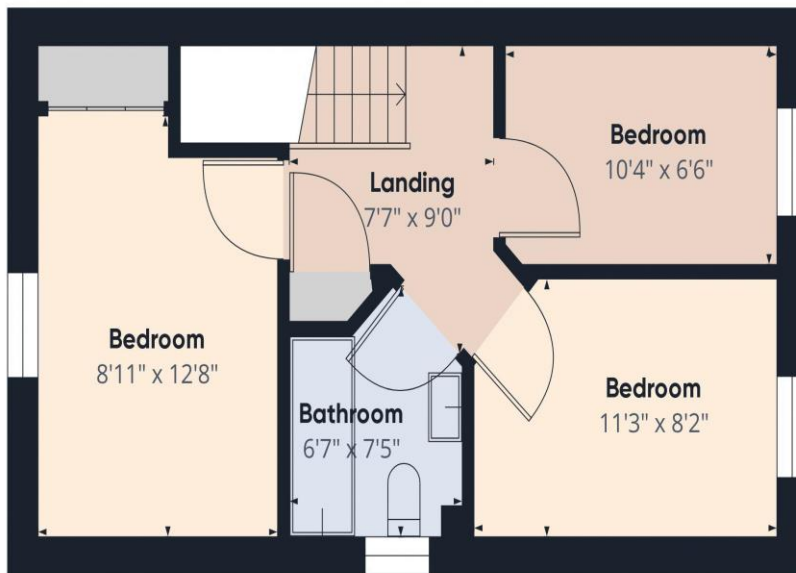






Ground Floor

Approximate total area<sup>(1)</sup>  
806.35 ft<sup>2</sup>



Floor 1

(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.

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