



**Sold with no forward chain**

**Pleasant, low maintenance, garden to the rear**

**Ideal investment, first home or for downsizing**

**Close to a new garage and convenience store**

**Walking distance to numerous schools**

**Three good sized bedrooms**

**Boasts a large garage**

**Benefits from a first floor bathroom**

**Ideal to add your own stamp and value**

**Spacious, open plan, lounge and diner**

If you are looking for your first home, looking to downsize or maybe it is time to make an investment, this could be the property have been looking for. On first impressions you might think this is just another terraced property, but in fact it actually boasts a spacious garden and large garage. The property is in an excellent location, tucked away on a quiet side street, situated within a popular area of Whitehaven. A short walk and you can find yourself at numerous schools including Jericho, Hensingham, Whitehaven Academy and St Benedict's Catholic high School. A stones throw from the property there is the newly built garage with its large convenience store and butchers. Also within easy reach is the local swimming pool where there is also a gymnasium. Whitehaven town centre is also just a short 5 to 10 minute drive away depending on traffic. Whilst the property is in need of some light modernization, this is an ideal choice for those looking to add value or simply make a home their own. There is a hallway, a spacious open plan lounge/diner and a kitchen to the ground floor. To the first floor there are three, generously sized, bedrooms and the bathroom is also conveniently located on the first floor. At the front of the property you will notice the large, well built, garage with its electronic up and over door and pitched roof providing excellent storage options. At the rear of the property there is a well maintained, yet low maintenance, garden with plenty of space to sit out and enjoy the sunshine. Viewing is highly recommended to fully appreciate all this property has to offer both inside and out.

## ACCOMMODATION

### Hallway

The hallway is entered via a uPVC door with frosted glass panels which allows plenty of natural light into the hallway. There is a radiator and a door provides access to the open plan lounge and diner with stairs to the first floor landing.

### Lounge/diner

The spacious, light and airy, room has a radiator and two uPVC double glazed windows, one looking to the front of the property and one looking out of the rear. There is a door that leads through to the kitchen.

### Kitchen

A fitted kitchen comprising of: wall and base units, a complimentary worktop and tiled splash backs. The kitchen has a stainless steel sink with drainer board and mixer tap which is set below a uPVC double glazed window that has a pleasant outlook over the rear garden. There is tiled flooring, spacious understairs storage cupboard and a radiator. A half glazed uPVC door leads out to the exterior.

### First floor landing

A split level landing with a radiator and provides access to all three bedrooms and the bathroom.

### Bathroom

A good sized bathroom benefiting from an airing cupboard. There is a bath with shower above, a toilet and a pedestal hand wash basin. The walls are partially tiled and there is also radiator and a uPVC double glazed frosted glass window.

### Bedroom one

This bedroom benefits from a built in cupboard, a radiator and a uPVC double glazed window that looks out to the front of the property.

### Bedroom two

A second, generously sized, room with a radiator and a uPVC double glazed window.





### **Bedroom three**

The third bedroom looks out onto the rear garden via a uPVC double glazed window and the radiator provides plenty of warmth when required.

### **Garage**

At the front of the property you will find a spacious, pitched roof, garage which boasts an electronic up and over door. The garage also has lighting and handy power points.

### **Exterior**

At the rear of the property there is a well maintained garden with plenty of space to sit out, relax and enjoy the sunshine. The garden is fenced and walled around and would be ideal for anybody who has children or pets.

### **TENURE**

We have been informed by the vendor that the property is a ST, Bees leasehold with no fees.

### **COUNCIL TAX BAND A**

### **EPC C**

### **LOW FEES, LOCAL EXPERTISE**

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## MORTGAGES

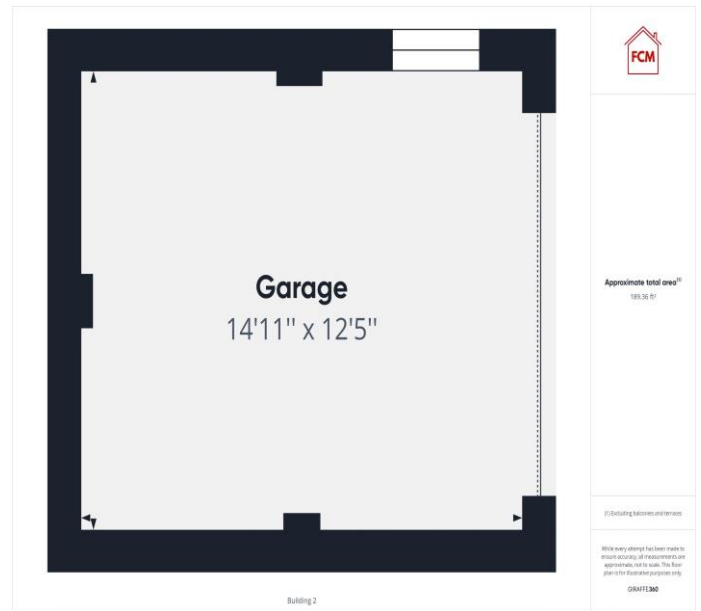
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## NOTE

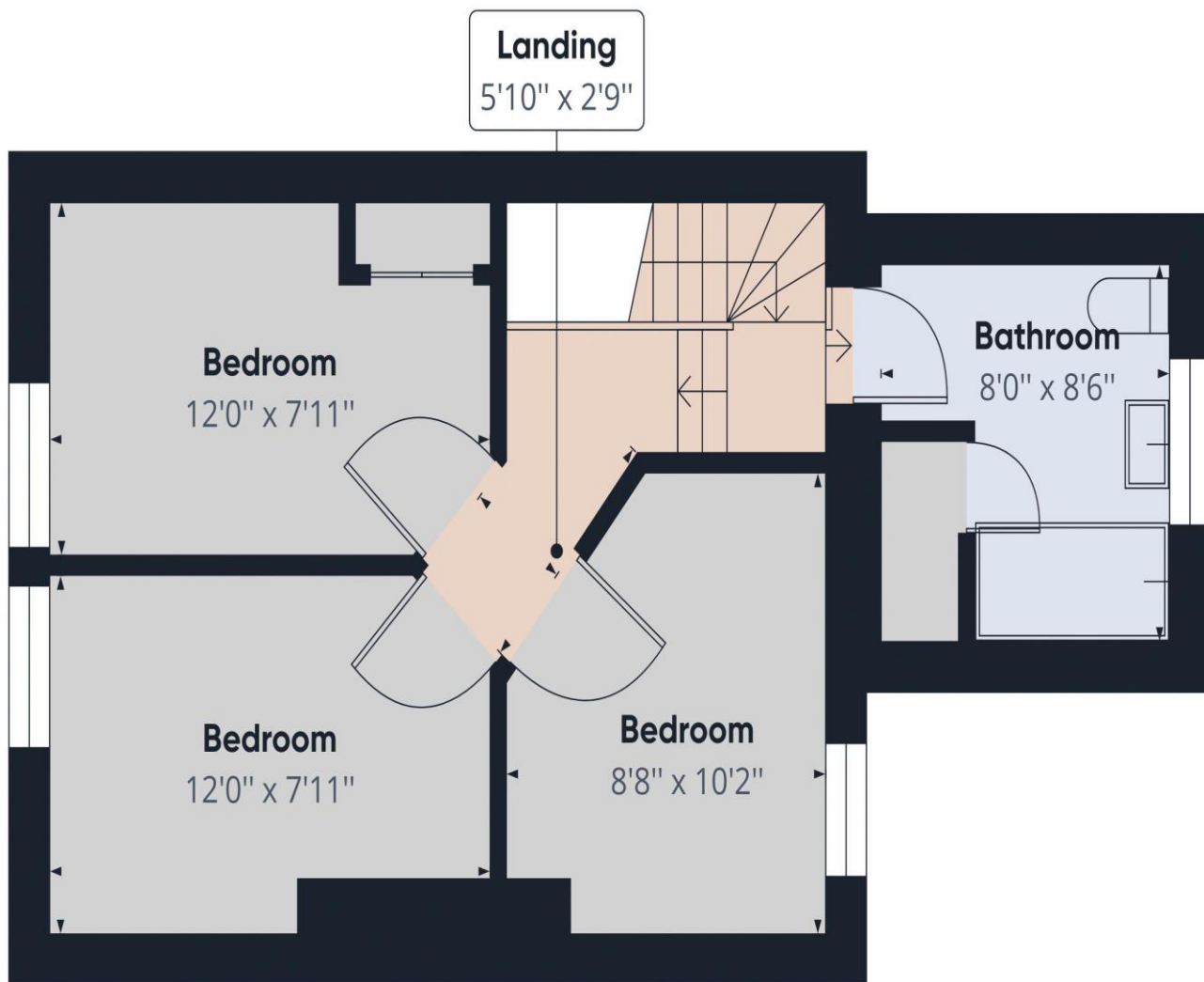
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify 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 Building 1



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

(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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Floor 1 Building 1