



**Just a few minutes walk to the town centre and harbour**

**Fabulous, incredibly spacious first floor bathroom suite**

**Lovely lounge with feature fireplace**

**Modern kitchen with separate utility**

**Yard with gated access to the rear**

**A spacious home set over three floors**

**Located on a quiet residential road**

**Spacious dining/sitting room**

**Boasts three spacious bedrooms**

**Enjoys harbour and sea views**

The spacious home is set over three floors and offers tremendous value for money. With three double bedrooms, it would be an ideal first home but also an excellent choice for those with a family. The property is located in a popular area of Whitehaven, on a quiet residential road. A great feature of the location of the property is that Whitehaven town centre, with its lovely harbour, can be reached in just a 2 to 3 minute walk. The property is ideal for those who work in the town centre or like to socialise. Bransty School is also within easy walking distance. From the top floor bedrooms you can enjoy views towards the sea or the harbour. Within the property, there is a vestibule that leads through to a lovely lounge with a feature fireplace. The property boasts a second reception room, which is currently used as a spacious dining room but could be used as a sitting room if desired, this room also boasts a lovely fireplace. Beyond the dining room, there is a modern kitchen, which leads to a separate utility room. Heading up to the first floor, there is a traditional, spacious landing. The landing leads to the first double bedroom which boasts fitted wardrobes. The fabulous, four piece bathroom suite, with its freestanding bath and designer radiator, is also located on the first floor. Continuing up to the second floor landing, you will find two further, spacious double bedrooms. At the rear of the property, there is a useful yard, which has gated access. Viewing is highly recommended to fully appreciate the space and value for money this property offers.



## ACCOMMODATION

### Vestibule

The vestibule is accessed via a modern uPVC door with a large, frosted panel and matching frosted top panel which allows in plenty of light. The vestibule benefits from wainscoting and wood flooring. Leads through to the lounge.

### Lounge

The first of the two reception rooms is this lovely lounge, with the centrepiece being the coal effect gas fire, and its ornate surround. The room benefits from ornate coving, picture rail and there is a central ceiling rose showing the ageing character of the property. The lounge benefits from the same wood flooring found in the vestibule, which also continues through to the dining/sitting room. The room has plenty of warmth from a large radiator and there is a uPVC double glazed window to the front. An arch with original corbels opens up to a hall area. The hall area in turn leads to the dining/sitting room and there are stairs leading up to the first floor landing.



### Dining/sitting room

This versatile second reception room makes an excellent lounge or sitting room, but as it adjoins the kitchen it is also perfect for dining. The room has an eye-catching fireplace with a beautiful, tile surround. Above the fireplace you will find connections for a wall mounted TV if desired. To the left-hand side of the fireplace, there is bespoke shelving, and the room benefits from an under stairs storage cupboard. In this room you will also find ornate coving, a picture rail and a ceiling rose. The room has a radiator and a uPVC double glazed window. Provides access to the kitchen.

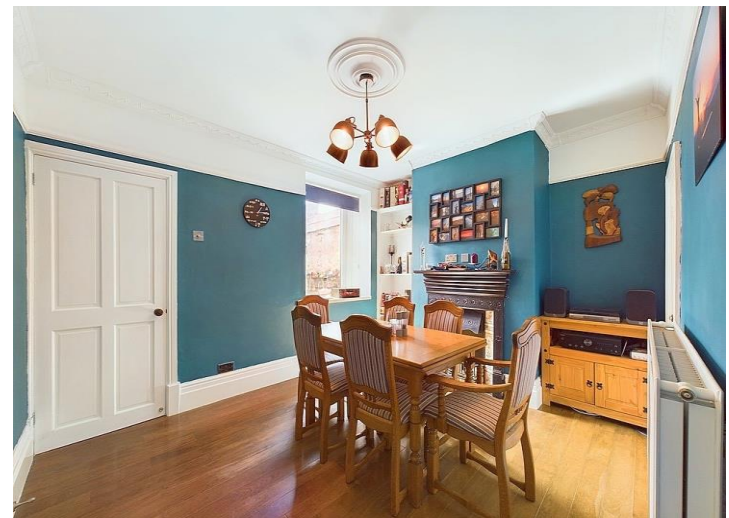


### Kitchen

This modern kitchen incorporates a range of wall and base units, with a solid wood worktop. There is a built-in electric oven with a large induction hob and a designer extractor canopy above. A large stainless steel sink with drainer board and designer mixer tap, is set below the uPVC double glazed window. The room has tiled flooring, tiled splash backs and a radiator. Leads through to the utility room.

### Utility room

The utility room boasts plumbing for a washer dryer and dishwasher and there is space for a fridge freezer. There is a handy worktop and three wall units which provide excellent storage. The utility also houses the combi boiler. There is tiled flooring, a radiator and a half-glazed uPVC door which leads out to the rear yard.





### **First floor landing**

The spacious landing has its original banisters, and the layout is one of the charming features of the property of this age. The landing leads to the first bedroom and bathroom and there are stairs that continue up to the second floor landing.

### **Bedroom one**

The spacious double bedroom boasts an original fireplace. It also features fitted wardrobes which provide excellent storage. There is a beautiful ceiling rose and a radiator is neatly placed below a uPVC double glazed window that looks out to the front of the property.



### **Bathroom**

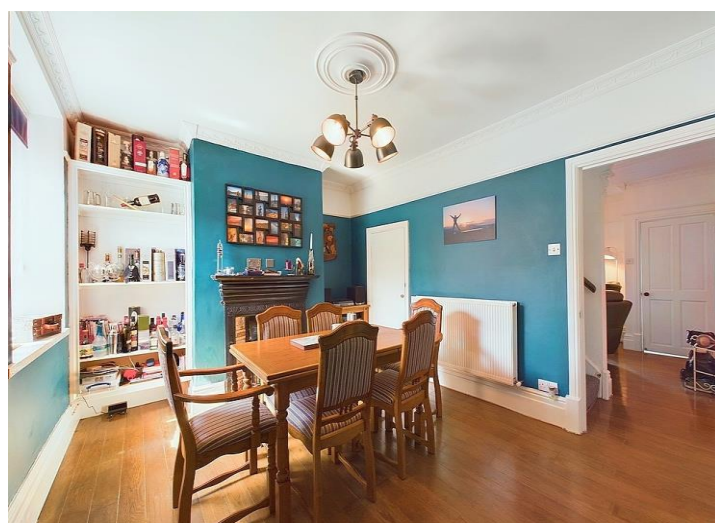
This fabulous, and very spacious four piece bathroom suite comprises of a freestanding bath, with Victorian style mixer tap and shower attachment. There is a large shower cubicle with glass screen and rainfall showerhead, with the control set on the tiled surround. The bathroom also boasts a Victorian style toilet and there is a matching pedestal hand wash basin. The bathroom has tiled flooring, partially tiled walls and a designer, Victorian style radiator. There is an extractor and a uPVC double glazed frosted window.

### **Second floor landing**

Provides access to bedrooms two and three.

### **Bedroom two**

This spacious double bedroom has a radiator and a large skylight with blackout blind. From this room you can enjoy an elevated view towards Whitehaven's famous piers and the sea beyond.



### **Bedroom three**

The third bedroom is also a generously sized double and has a built-in cupboard, a radiator and a large skylight which has a blackout blind and enjoys a view towards the sea.

### **Exterior**

At the rear of the property, there is a good sized yard which has gated access.

### **TENURE**

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

### **COUNCIL TAX BAND A**

### **EPC E**





## LOW FEES, LOCAL EXPERTISE

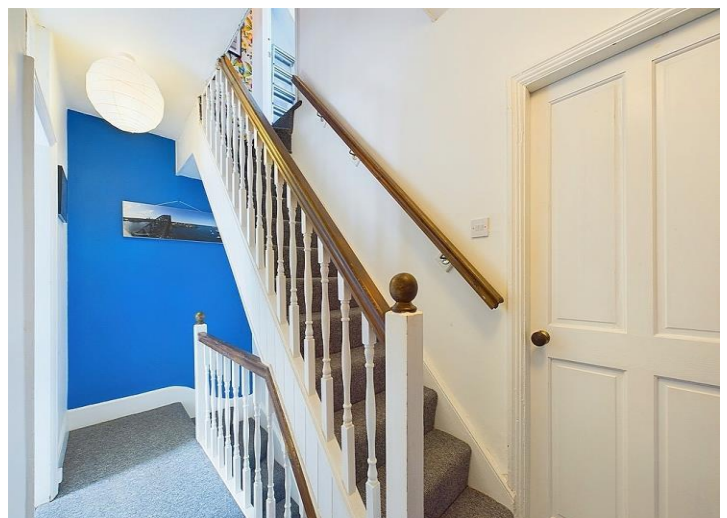
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## MORTGAGES

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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.











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Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>  
1084.05 ft<sup>2</sup>

Reduced headroom  
68.65 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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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