



Offered for sale with no forward chain

Deceptively spacious semi-detached property

Large integral garage and driveway

Walking distance to local schools and amenities

Two reception rooms

Front and rear gardens

Popular residential area

Lovely views to the rear of the property

Offered for sale with no forward chain, is this deceptively spacious semi-detached house. Whilst in need of some modernisation the property has plenty to offer, being one of the few on the street to boast off road parking, a driveway, and a large garage/workshop. The properties on this side of the road enjoy a pleasant outlook across town, towards the sea and the gardens get the sun throughout the day. A popular location, the property is ideal for first time buyers, couples and with proximity to schools, would make a great home for families. Hensingham Primary School, Jericho Primary School, Whitehaven Academy and St Benedict's Catholic High School are all within easy walking distance. Also within easy reach, is a newly built garage with well stocked convenience store and the local swimming pool is just a two minute drive away, as is the town centre where there is a further range of amenities available. The accommodation briefly comprises entrance hall, light and airy lounge, kitchen, and separate dining room. To the first floor there are three good size bedrooms and a contemporary shower room, the property also boasts an integral garage, accessed via the kitchen. This fantastic space is larger than average and has an up and over garage door to the rear which opens to a driveway. Externally the property benefits from a lawned garden to the front and a good size garden to the rear where there is a driveway providing ample off road parking and leading to the garage. Viewing is essential to appreciate the potential of this fantastic home.

ACCOMMODATION

Entrance hall

Entered through a uPVC fully glazed door with frosted glass, there is a single panel radiator, laminate flooring, and open stairs to the first floor. Provides access into the lounge and the kitchen.

Lounge

This bright and spacious lounge has a uPVC double glazed window overlooking the front of the property, with a double panel radiator below, decorative coving to the ceiling, laminate flooring, and a feature electric fire, set into a marble hearth and insert with decorative wooden surround.

Kitchen

With a range of wood effect, wall and base units with contrasting work surfaces and tiled splash backs, a 1.5 stainless steel sink and drainer unit, space for a freestanding cooker, a double panel radiator, tile effect flooring and a uPVC double glazed window which enjoys views across Whitehaven. With integral access into the garage.

Dining room

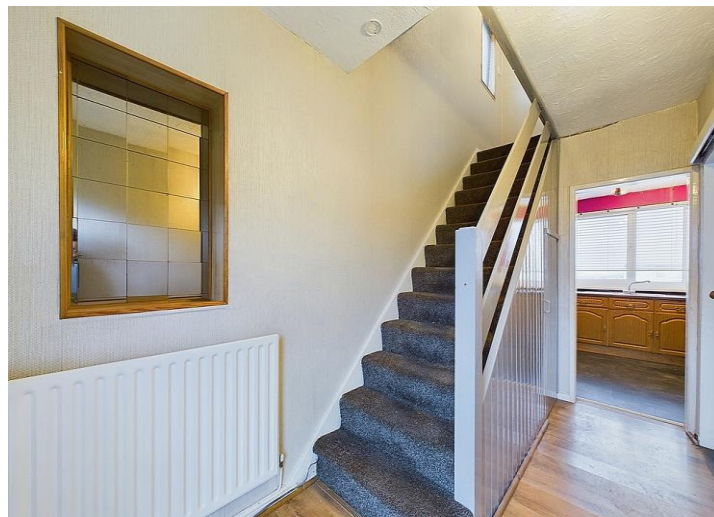
A versatile second reception room, which would make an ideal dining room, sitting room, a playroom, or with the position in the property, the wall could be removed to expand the kitchen space. There is a uPVC double glazed window overlooking the rear garden and enjoying views across Whitehaven, a single panel radiator and decorative coving.

First floor landing

Benefiting from a large built in storage cupboard and a uPVC double glazed window, providing access into the bathroom and three bedrooms.

Bedroom one

Situated at the front of the property, this generously proportioned, light and airy double bedroom has neutral décor, a uPVC double glazed window with views overlooking the front of the property and a single panel radiator.



Bedroom two

Situated at the rear of the property, this second generously proportioned double bedroom, has a built in storage cupboard which houses the combi boiler and an additional built in storage cupboard with hanging rails making it ideal as wardrobe space. There is a uPVC double glazed window overlooking the rear of the property enjoying a lovely, elevated view across Whitehaven with a single panel radiator below.

Bedroom three

To the front of the property this well proportioned single bedroom, benefits from an over stairs built in storage, a uPVC double glazed window overlooking the front of the property and a single panel radiator.

Shower room

This contemporary shower room briefly comprises of a walk in shower cubicle with PVC panelled surround and electric shower fixed, glass screen, a pedestal sink with mixer tap and a push button flush toilet. There is a double panel radiator, laminate flooring and part tiled walls with a uPVC double glazed frosted glass window.

Garage

The property is one of the only ones on the street to benefit from a large garage or workshop to the side, which is accessed via the kitchen, with an up and over garage door and driveway access at the rear of the property.

Externally

To the front of the property, there is a lawned garden which is walled around, to the rear, is a good size garden which benefits from a gated driveway, providing ample off road parking which leads to the garage, the garden has patio areas, a lawn area and enjoys views over Whitehaven.

TENURE

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

COUNCIL TAX BAND A

EPC C



LOW FEES, LOCAL EXPERTISE

We are pleased to offer a family run, independent estate agent service in Cumbria, offering property sale services without the premium charges of high street estate agents. We have a range of low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown rapidly, largely due to recommendations and referrals from our many happy customers. Not only could we save you a fortune, but our customers also love our extended open hours, 7PM during the week and 5PM on Saturdays. We offer free valuations, provide great photography and a friendly team which is there to support and guide you from the initial marketing to completion of the sale of your property.

MORTGAGES

Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for re-mortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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.





First Choice Move Ltd. registered in England and Wales Number 0767776 VAT number 118201945
Registered office and postal address:
GATE HOUSE, HALLWOOD ROAD, LILLYHALL, WORKINGTON, CUMBRIA. CA14 4JR

Tel: 01900 837 804 Tel: 01946 413 001 Email: admin@firstchoicemove.co.uk www.firstchoicemove.co.uk

