



Offered for sale with no forward chain

Three good size bedrooms

Double fronted with two large reception rooms

Contemporary modern kitchen

Large, split level, rear garden

Garage and driveway

Walking distance to Whitehaven town centre

Easy access to the A595

Offered for sale with no forward chain, is this spacious, double fronted, semi-detached property. Whilst in need of some modernisation, this lovely property has plenty of potential and boasts a large driveway, gardens, garage, two reception rooms and three good size bedrooms. Located in a popular residential area, just a short walk to Whitehaven town centre with its local amenities plus there are numerous popular schools just a short drive away. The accommodation briefly comprises of: entrance hall, lounge with open fire, sitting/dining room with bay window, a contemporary modern kitchen with integrated appliances and a rear conservatory. To the first floor there are three good size bedrooms and the shower room. Externally the property boasts a large driveway, detached garage and large, split level, gardens. Viewing is essential to appreciate the potential of this lovely home.

ACCOMMODATION

Entrance hall

With stairs to the first floor, picture rail, dado rail and a uPVC double glazed door with patterned frosted glass and doors leading to the lounge and the dining room.

Dining room

A versatile second reception room, which would also make a great sitting room, playroom or dining room if preferred. There is a feature fireplace with tiled hearth and inset featuring a decorative wooden surround. You will also find a picture rail to the ceiling and a uPVC double glazed bay window overlooking the front of the property.



Lounge

A spacious, light and airy lounge, a feature open fireplace with hearth, surround and mantle. Two uPVC double glazed windows which provide plenty of natural light, TV point and a decorative picture rail. Provides access into the kitchen.

Kitchen

A contemporary, modern, kitchen with a range of high gloss wall and base units, contrasting work surfaces, matching up stands, built in double electric oven and grill, integrated microwave, an electric hob set into the worktop with a glass splash back and a stainless steel extractor hood in place above. A 1.5 stainless steel sink and drainer unit with mixer tap, plumbing for washing machine below, integrated undercounter fridge and freezer. A uPVC double glazed window overlooks the rear of the property and there is a large built in pantry with a single glazed window and a large built in under stairs storage cupboard offering plenty of storage with tiled flooring and access into the conservatory.



Conservatory

The dwarf wall conservatory has wrap around uPVC windows with a corrugated plastic roof, plumbing for a washing machine and a uPVC double glazed door leading out onto the rear garden.

First floor landing

This spacious landing area has a built in storage cupboard, loft access to the ceiling and a uPVC double glazed window overlooking the rear garden. Providing access into three bedrooms and the family bathroom.

Bedroom one

A spacious double bedroom with a useful built in storage cupboard, picture rail to the ceiling and a uPVC double glazed window which overlooks the front of the property.



Bedroom two

A second good sized double bedroom, with useful built in storage cupboard, picture rail to the ceiling and a uPVC double glazed window overlooking the front of the property.

Bedroom three

A generous third bedroom with picture rail to the ceiling and a uPVC double glazed window overlooking the rear garden.

Shower room

The shower room briefly comprises of: corner shower cubicle with electric shower, modern panel splash backs and curved glass doors. A pedestal hand wash basin and a toilet. There is tiled splash back and a uPVC double glazed frosted glass window.

Externally

To the front of the property there is a large driveway which leads to the detached garage situated at the rear of the property. There is a pleasant front garden with mature hedgerows to the borders and gated access to the rear. To the rear of the property you will find a rear yard area with useful storage sheds and steps up to a large, split level, lawn with mature shrubs and plants to the borders.

TENURE

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

COUNCIL TAX BAND B

EPC TBC

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

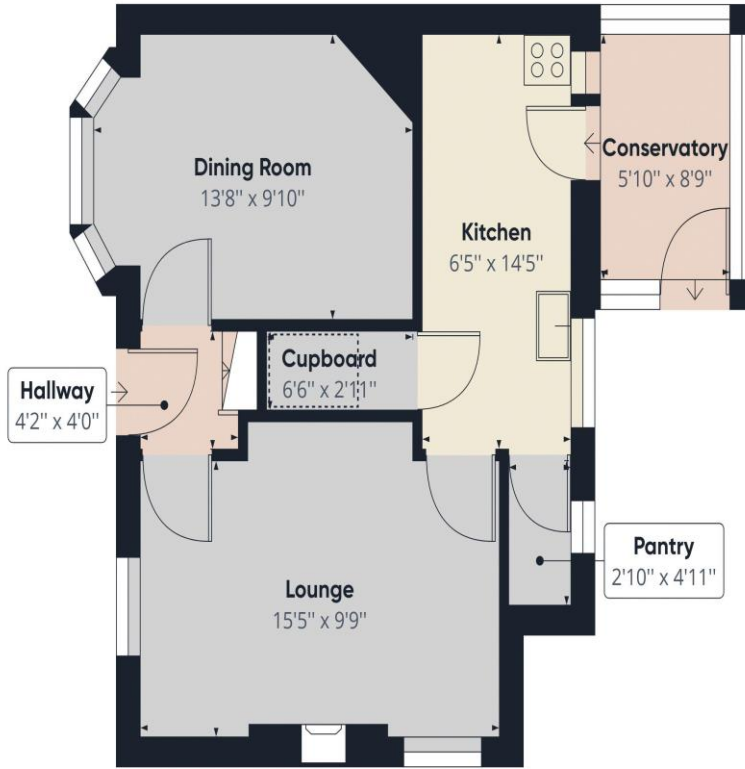
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify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



Ground Floor

Approximate total area⁽¹⁾

493.14 ft²

Reduced headroom

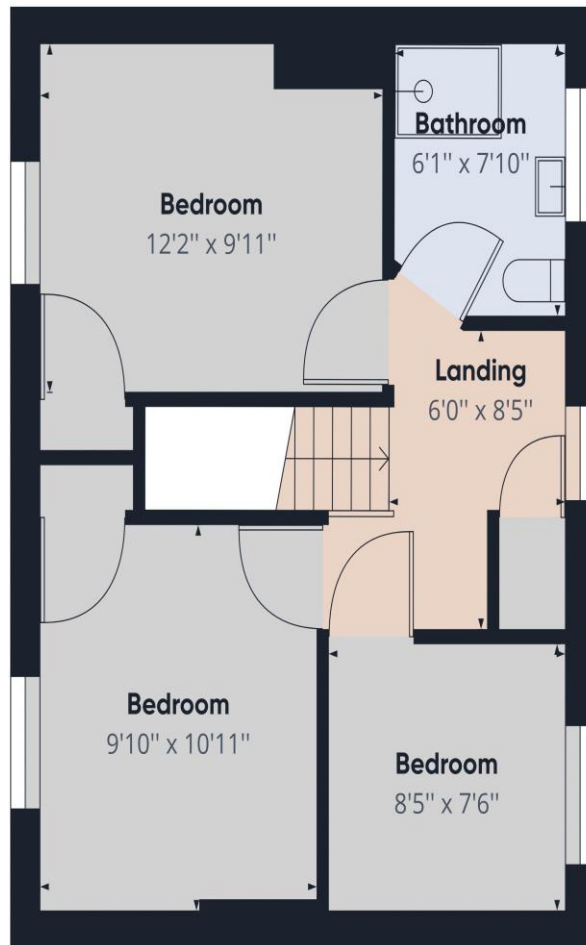
11.27 ft²

(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.

GIRAFFE360



Floor 1

Approximate total area⁽¹⁾

413.22 ft²

(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.

GIRAFFE360