



**For sale with no forward chain**

**Fabulous, spacious sun trap garden to the rear**

**Modern kitchen/diner with integrated appliances**

**Boasts three double bedrooms**

**Features a driveway and garage**

**Located in an extremely desirable area**

**Very spacious lounge enjoying elevated views**

**Versatile Sitting room, possible fourth bedroom**

**Benefits from a four-piece bathroom suite**

**Enclosed rear garden**

Offered for sale with no forward chain, is this deceptively spacious home. First impressions, this may appear to be a bungalow, but it is actually a family home, set over three light and airy floors. The property is located in a highly desirable area of Whitehaven. The area is popular with families and professionals. Numerous schools are within easy reach including Whitehaven Academy and St Benedicts Catholic high School which are just a five-minute drive away. The nearby A595 also provides excellent transport links to the surrounding areas. The home has been lovingly maintained by the current owners and is in excellent condition, you would simply need to move in and unpack. The property has a generously sized plot with a simply, lovely garden. The large garden is quite the sun trap and has mature trees at the bottom and beyond, which attracts a variety of birdlife and provides a lovely, natural backdrop to the property. Stepping inside you'll find yourself in the hallway, this leads through to the spacious kitchen/diner, which is in great condition and has integrated appliances. Off the hallway, you will find a versatile room which could be used as a sitting room, home office, games room or fourth bedroom if desired. Heading downstairs, you'll find yourself in another spacious hallway. This leads to all three double bedrooms, each of which enjoys a pleasant outlook onto the rear garden. The family bathroom is also located by the bedrooms and is a four-piece suite. Heading up to the lounge you will find this incredibly spacious room has a fabulous, elevated outlook over the rear garden and beyond. a tastefully decorated room with lots of natural light, with numerous windows which also allow you to make the most of the view. In addition to the large garden at the rear, there is a pleasant garden to the front with a variety of shrubs and a spacious patio area which makes a lovely seating area. The property has a drive providing off-street parking and there is a garage which could be used for additional parking or would make excellent storage. Properties do not come up to often on this area and interest tends to be high so please contact the office at your earliest convenience to arrange a viewing.



## ACCOMMODATION

### Hallway

The hallway is accessed via a uPVC door with frosted glass panel, full height frosted side panel and two top panels, which allow in lots of natural light. The hallway leads to the versatile living room, the kitchen and there are stairs down to the bedrooms and stairs leading up to the lounge.

### Sitting room

This rather versatile room could be used for a variety of purposes to suit the individual needs of your family. Whether you need a home office, games room, playroom or perhaps it could be used as an additional bedroom. The room has a radiator and a uPVC double glazed window to the front.

### Kitchen/diner

The spacious and modern kitchen incorporates a range of matching wall and base units, with a complementary worktop and tiled splash backs. The kitchen is in excellent condition and has a built-in oven and grill with a separate gas hob that has a stainless steel splash back and extractor canopy above. For convenience, the kitchen benefits from an integrated dishwasher and integrated fridge. There is a 1.5 stainless steel sink and draining board, with mixer tap set below a uPVC double glazed window that looks out onto the front of the property. There is also a useful, built-in cupboard and a radiator provides plenty of warmth. The room has more than ample space for a breakfast or dining table and chair set. There is a glazed uPVC door which leads out onto the front of the property.

### First floor landing

provides access to the lounge

### Lounge

This incredibly spacious room has lots of natural light and lovely views via the three uPVC double glazed windows. There is a delightful view over the rear garden and onto the mature trees at the bottom and beyond. The room is divided into two sections by a feature arch and there is wall mounted lighting and dado rail. The two large radiators provide plenty of warmth for the spacious room. The door from the lounge leads to a loft space which provides a huge amount of storage that is easily accessible.

### Lower hallway

This large, L-shaped hallway has two useful storage cupboards, an under stairs storage cupboard, a radiator and handy power point. Leads to all three bedrooms and the bathroom.





### **Bedroom one**

A spacious bedroom with a radiator and A uPVC double glazed window, which enjoys a lovely outlook over the rear garden.

### **Bedroom two**

This particular bedroom boasts a stylish, eight door fitted wardrobe, which provides more than enough storage. There is a radiator and a uPVC double glazed window, that looks out onto the rear garden.

### **Bedroom three**

The generously sized room has a radiator and a uPVC double glazed window, which like the others looks out down the garden.

### **Bathroom**

The property benefits from a well-maintained, four-piece bathroom suite which comprises of a bath with mixer tap and shower attachment. There is a shower cubicle, toilet, and pedestal hand wash basin. The bathroom has part-tiled walls, a radiator, an extractor, and a uPVC double glazed frosted window.

### **Garage**

The property features an integral garage which has an up and over door, plus a pedestrian door to the side. The garage benefits from lighting and power points.

### **Exterior**

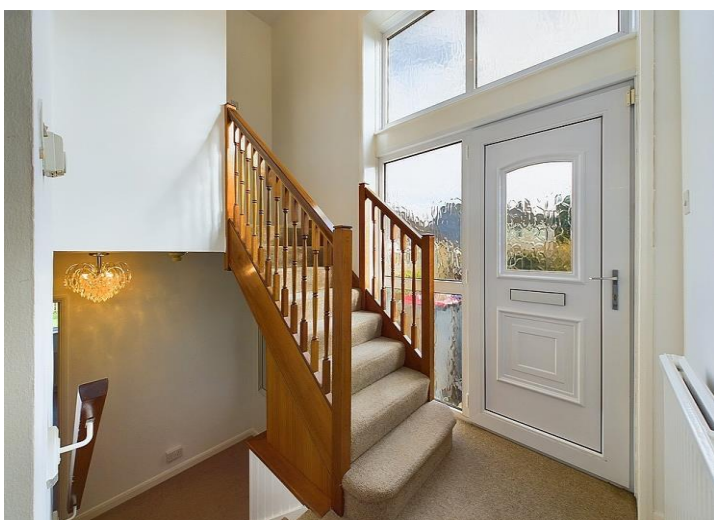
One of the most pleasant features of this property is the generously sized plot in which it is set. At the front, there is a driveway which provides off-street parking and leads to the garage. There is also an attractive garden at the front, with a mixture of shrubs and other plants surrounding a spacious patio area. To the rear, there is a very spacious and well maintained garden, which has a large lawn and mature trees at the bottom of the garden, which offer a pleasant backdrop, but also attracts a variety of birdlife. Surrounding the lawn, there are borders, with a range of plants and flowers which provide a splash of colour throughout the year. The garden benefits from a useful shed. The spacious garden is perfect for those with children, or those who want to sit out and listen to the birdsong while enjoying the sunshine.

### **TENURE**

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

### **COUNCIL TAX BAND D**

### **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](mailto:admin@firstchoicemove.co.uk) [www.firstchoicemove.co.uk](http://www.firstchoicemove.co.uk)





Ground Floor



Floor 1



Approximate total area<sup>®</sup>  
1506.95 ft<sup>2</sup>

Reduced headroom  
1.32 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.

GIRAFFE360