



- A stylish and spacious three-storey home**
- A perfect starter home for a first-time buyer**
- Spacious and modern kitchen**
- Eye-catching, four piece first floor bathroom**

- Offers excellent value for money**
- Lovely open plan lounge and diner**
- Three good sized bedrooms**
- Benefits from feature fireplaces**

This lovely home has plenty of space and style, set over three floors, the property would be perfect for first-time buyers, couples or with three bedrooms, a family. The property had been lovingly maintained by the current owner and boasts tasteful, stylish décor throughout. Located in a quiet area, the property is a few minutes drive from the town centre and just a few minutes from the nearby towns of Whitehaven and Egremont. Stepping inside the property, you'll find yourself in the vestibule which leads through to a lovely, open plan lounge and diner, with plenty of space. Beyond the dining area you will find a spacious and stylish kitchen, heading up to the first floor, you will notice the beautiful, stained-glass window. The first floor leads to the master bedroom, with its feature fireplace and wood panelling and also located on the first floor, is the large, eye-catching four piece bathroom suite. Continuing up to the second floor, you will find a further two generously sized bedrooms. At the rear of the property, there is a low maintenance yard with space to sit out, relax and enjoy the sunshine. Whether you are a family or a first-time buyer looking to get on the property ladder, this could be the ideal home for you. Contact the office today to arrange your viewing.

ACCOMMODATION

Vestibule

The vestibule is accessed by a uPVC door, with frosted glass panels and top panel. There is decorative coving, and the vestibule leads through to the open plan lounge and diner.

Lounge and diner

This very spacious room has lots of natural light, with a uPVC double glazed window to the front, and one to the rear. Across one wall you will find attractive wood panelling and there are two fireplaces. In the lounge area, there is a pebble effect electric fire, set on a white hearth with matching surround, and the dining area boasts an original, cast-iron fireplace. The room has modern flooring, an under stairs storage area and a radiator. Leads through to the kitchen and there are stairs to the first floor landing.



Kitchen

This modern kitchen incorporates a range of high gloss wall and base units with a complementary worktop and modern splashback. There is a range cooker, with five ring gas hob and a large extractor canopy in place above. There is a sink with draining board and mixer tap, set below one of the two uPVC double glazed windows, making it light and airy. The kitchen houses the combi boiler and has modern flooring. Leads to a rear hall.



Rear hall

Here you will find a uPVC door which leads out to the yard.

First floor landing

On the landing you will certainly notice the beautiful stained-glass window, creating a lovely feature. The landing benefits from dado rail, a radiator and leads to the first bedroom, bathroom and there are stairs continuing up to the second floor.

Bedroom one

This lovely double bedroom boasts floor-to-ceiling wood panelling to one wall, and an original, cast-iron fireplace, modern flooring, a radiator and two uPVC double glazed windows.



Bathroom

An eye-catching four piece bathroom suite comprising of a bath, with freestanding waterfall mixer tap, with shower attachment, a shower cubicle with a rainfall showerhead, toilet and pedestal hand wash basin with mixer tap. There is tile flooring, a radiator and a uPVC double glazed frosted window.

Second-floor landing

Another spacious landing area, which has a built-in cupboard. The landing leads to the final two bedrooms and the loft.

Bedroom two

A spacious double bedroom with laminate flooring, a radiator, and a uPVC double glazed window to the front.

Bedroom three

The third, generous sized bedroom has laminate flooring, a radiator and a skylight.

Exterior

At the rear of the property, you will find a pleasant L-shaped yard, offering not only plenty of space for storage, but space to sit out and enjoy the sunshine. The yard has an area which is decked, with gated access and a garden shed.

TENURE

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

COUNCIL TAX BAND A

EPC TBC



LOW FEES, LOCAL EXPERTISE

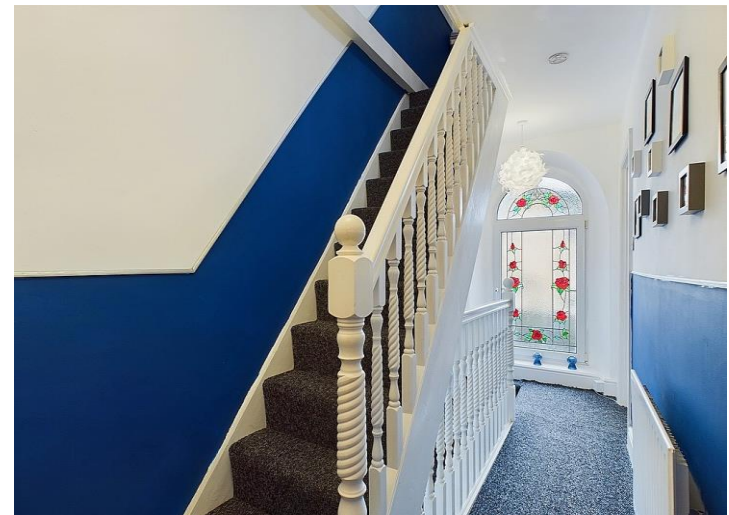
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MORTGAGES

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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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