



Popular area of Whitehaven

Stylish, well presented kitchen

Two spacious double bedrooms

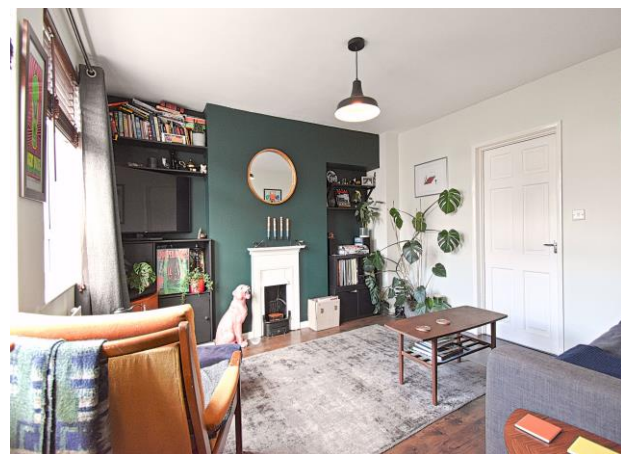
Enjoys view towards the sea

Lovely lounge with feature alcove

Beautiful bathroom plus downstairs WC

Driveway and pleasant garden

An excellent choice of first home



This lovely home is set on a popular road, within a desirable area of Whitehaven. The property has plenty to offer, including views towards the sea and easy access to Whitehaven town centre. With its wide range of shops, amenities and picturesque harbour which are a short walk away. The property offers great value for money and will be an excellent choice of home for first-time buyers, couples or perhaps someone looking to downsize. Throughout the property has a light and airy feel, is tastefully decorated and also ready to move into. Within the property there is a hallway, lovely lounge, with feature fireplace and a stylish kitchen. The ground-floor also benefits from a rear hall and the useful downstairs WC. To the first floor of the house is two, well presented, double bedrooms and a beautiful bathroom suite. Externally, to the front there is a driveway providing off street parking, at the rear there is an attractive garden, a pleasant place to sit out and relax with friends or family. Internal viewing is highly recommended to fully appreciate all this home has to offer.

ACCOMMODATION

Hallway 4' 1" x 3' 4" (1.24m x 1.02m)

The hallway is accessed via a composite door, with matching frosted glass panels, allowing plenty of natural light in. The hallway benefits from a phone point, single panel radiator and provides access to the lounge and also the stairs to the first floor landing.

Lounge 12' 6" x 12' 3" (3.81m x 3.73m)

This lovely room features an original cast-iron fireplace with feature alcoves either side of the chimney breast. The room has a TV point, laminate flooring and a single panel radiator is neatly positioned below two uPVC double glazed windows which look out to the front with the sea visible in the distance. The lounge leads through to the kitchen.



Kitchen 13' 1" x 8' 3" (3.98m x 2.51m)

This modern kitchen incorporates a range of shaker style wall and base units, with a complementary worktop and tiled splash backs. There is space for a cooker with an extractor hood with built-in lighting in place above. A sink 1.5 with drainer board and mixer tap set below a uPVC double glazed window that looks out onto the rear garden. The kitchen has a single panel radiator and a large under stair storage cupboard which provides plenty space, has a uPVC double glazed window and houses the Combi boiler. The kitchen leads to a rear hall.



Real hall 3' 0" x 2' 9" (0.91m x 0.84m)

The rear hall has part tiled walls and leads to the downstairs WC whilst a half glazed uPVC door leads out to the exterior.

WC 4' 9" x 3' 1" (1.45m x 0.94m)

WC and washbasin with mixer tap and tiled splash backs. Tile flooring, single panel radiator and a uPVC double glazed frosted window.

First floor landing

The landing has useful PowerPoint, uPVC double glazed window, leads to both bedrooms, bathroom and also the loft.

Bedroom one 12' 7" x 11' 4" (3.83m x 3.45m)

The spacious and tastefully decorated double bedroom boasts; a large built in cupboard and feature shelved alcoves. There is a single panel radiator and lots of natural light via 2 uPVC double glazed windows which enjoys view towards the sea.



Bedroom two 9' 7" x 9' 4" (2.92m x 2.84m)

A second double bedroom which benefits from a single panel radiator and a uPVC double glazed window that looks down onto the rear garden.

Bathroom 6' 4" x 6' 1" (1.93m x 1.85m)

This stylish and immaculate bathroom suite incorporates; a bath with glass screen, mixer tap and shower attachment, a washbasin with mixer tap is set over a large vanity unit which provide storage. Both bath and washbasin have an attractive tile surround, the washbasin also boasts a mirror with integrated torch LED lighting. There is a designer radiator, extractor and a uPVC double glazed frosted window.

Exterior

To the front of the property, there is a well maintained block paved driveway providing off street parking. There is also a variety of shrubs which adds a splash of colour throughout the year. There is access along the right-hand side of the property to the pleasant rear garden. At the rear the garden has a spacious patio area nearest the house and a central path leading up to the rear, where there is an additional seating area of the garden, laid with chipped blue slate. The garden also benefits from a lawned area and a spacious garden shed. The garden is largely fenced and partially walled around.



TENURE

We have been informed by the vendor the property is freehold

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.