



**Offered for sale with no forward chain**

**Three good size bedrooms**

**Useful brick built outbuilding**

**Popular residential area**

**Driveway to the front**

**Spacious corner plot**

**Open plan kitchen diner with patio doors**

**Ideal investment property**

Offered for sale with no forward chain is this deceptively spacious semi-detached house, set on a good size corner plot. The property, whilst in need of some updating, would be a fantastic investment opportunity, or an ideal purchase for anyone looking to put their own stamp on a home. The property is located at the bottom of a cul-de-sac in a popular residential area on the outskirts of Whitehaven. There are numerous popular local schools within easy and the town centre is just a short drive away, where there are a number of local amenities and the attractive harbour with bars and restaurants. The accommodation briefly comprises, entrance hall, spacious lounge, large open plan kitchen diner, with patio doors to the garden. To the first floor, there are three good size bedrooms and the family bathroom. Externally, the property benefits from a driveway to the front and brick built sheds to the side. The side wraps around to the rear, where there is a patio and good size lawn. Viewing is essential to appreciate the potential of this spacious home.

## ACCOMMODATION

### Entrance hall

Entered through a uPVC double glazed door with oval patterned glass panel. The spacious hallway has an under stairs storage area, a uPVC double glazed window, dado rail and wood effect flooring. There are stairs to the first floor and access into the lounge and kitchen.

### Lounge

The spacious light and airy lounge benefits from an electric fire, set into a marble hearth and insert with decorative wooden surround. There is a uPVC double glazed window overlooking the front of the property, TV connections, decorative coving, wood effect flooring and an electric storage heater.



### Kitchen diner

The large open plan kitchen diner has a dining area with uPVC double glazed patio doors which lead out onto the rear garden and a storage heater. The kitchen area briefly comprises a range of contemporary, white wall and base units with contrasting work surfaces and PVC panelled splash backs. There is a built-in electric oven with black glass hob and extractor hood above, a stainless steel sink and draining unit with mixer tap and plumbing for a washing machine. A uPVC double glazed window overlooks the rear of the property and the kitchen benefits from a breakfast bar area, tiled flooring and an extractor fan.



### First floor landing

The first-floor landing has loft access to the ceiling, a built in airing cupboard and a uPVC double glazed window. Provides access into the bathroom and the bedrooms.



### **Master bedroom**

A spacious double bedroom with a uPVC double glazed window overlooking the front of the property. There is wood effect flooring and a wall mounted electric heater.

### **Bedroom two**

The second double bedroom overlooks the rear garden from the uPVC double glazed window. There is wood effect flooring, a wall mounted electric heater and a built-in storage cupboard.

### **Bedroom three**

The third bedroom is located at the front of the property and has a uPVC double glazed window, wood effect flooring, a wall mounted electric heater and a built-in storage cupboard above the over stairs space.

### **Externally**

To the front of the property is a driveway providing off-road parking, with side lawn and side access to the rear of the property. To the side of the property is a brick built out house and shed offering external storage. To the rear of the property is a good size rear garden, with a large patio area and lawn which is fenced around with mature shrubs and trees to the borders.

### **TENURE**

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

### **COUNCIL TAX BAND A**

### **EPC D**

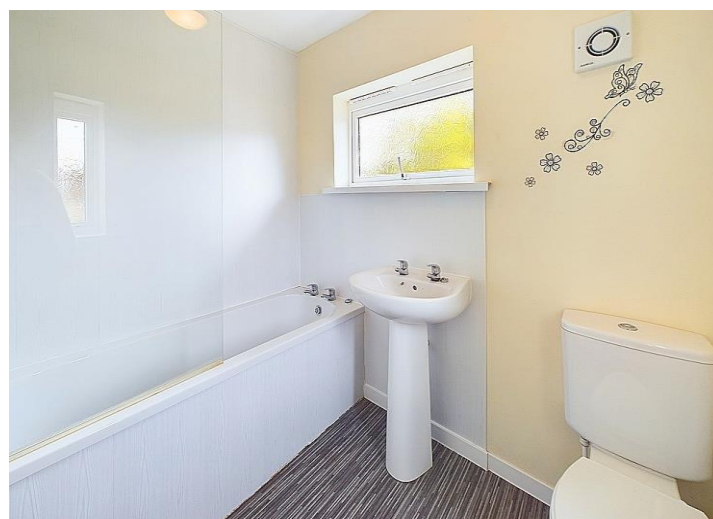


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**NOTE**

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.

