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| <b>Located in one of the most sought after areas of Whitehaven</b> | <b>Offered for sale with no forward chain</b> |
| <b>Ideal to add your own stamp or value</b>                        | <b>Walking distance to numerous schools</b>   |
| <b>Spacious, open plan lounge and diner</b>                        | <b>Good-sized kitchen, in good order</b>      |
| <b>Space for a downstairs utility, shower room or WC</b>           | <b>Three light and airy bedrooms</b>          |
| <b>Driveway, garage and low maintenance garden</b>                 | <b>Modern first-floor shower room</b>         |

Located in one of the most sought after areas of Whitehaven is this three-bedroom family home. Whilst in need of some light modernization, it is a perfect choice for those who want to live not only in a popular area but also add their own stamp and perhaps value to their next home. Numerous schools are within easy walking distance, including Jericho primary School, Hensingham Jr School, Whitehaven Academy and St Benedict's Catholic high School. Any modernisation you would want to do would be quite straightforward and you could move into the property and do a room at a time. The property has a hallway which leads through to a spacious, open plan lounge and diner with patio doors leading out to the rear garden. There is a good-sized kitchen, rear hall and a room that could be used as a downstairs shower room, WC, or utility room. From the rear hall there is internal access to the garage. To the first floor, you will find three good-sized bedrooms and a stylish shower room. The property benefits from a driveway, garage, and a good-sized, low maintenance garden to the rear. We expect interest in this property to be high due to its sought-after location and the good value for money it offers. To arrange a viewing please contact the office at your earliest convenience.

## ACCOMMODATION

### Hallway

The hallway is accessed via a uPVC door with frosted glass panel and frosted side panels which allows plenty of natural light. The hallway has decorative coving, a dado rail and modern flooring. There is a handy power point, a radiator and oak veneer doors lead through to the kitchen and to the open plan lounge and diner.

### Lounge/diner

The spacious room has plenty of natural light, with a large, uPVC double glazed window to the front, and patio doors that lead out onto the garden. There are two large radiators which provide plenty of warmth. The room has decorative coving, a dado rail and plenty of space for lounge furniture and a family sized dining room table and chair set.

### Kitchen

The kitchen, whilst being a little older, has clearly been well-maintained and comprises of wall and base units, with a complementary worktop and tiled splashbacks. There is a built-in electric oven, with a separate electric hob and an extractor above. There is a 1.5 stainless steel sink and draining board, with mixer tap, set below a uPVC double glazed window that looks out over the rear garden. There is a breakfast bar, partially tiled walls, modern flooring and a door to the rear hall.

### Rear hall

The rear hall leads to the garage and utility, whilst a half glazed uPVC door leads out to the rear garden.

### Utility

This versatile room could be used as a utility room, storeroom, WC or perhaps a downstairs shower room if desired. There are power points and a uPVC double glazed frosted window.

### First floor landing

The landing benefits from an airing cupboard, decorative coving, a dado rail and a power point. There is the same modern flooring found throughout much of the ground floor, and a uPVC double glazed window provides natural light.



### **Bedroom one**

A spacious double bedroom, with a radiator neatly placed below a uPVC double glazed window that looks out over the front of the property. The bedroom also features a two door built-in wardrobe.

### **Bedroom two**

A second double bedroom benefiting from a two door built-in wardrobe. There is a radiator and a uPVC double glazed window that looks out over the rear garden.

### **Bedroom three**

The third bedroom features a built-in cupboard, a radiator and a uPVC double glazed window to the front.

### **Shower room**

The stylish shower room comprises of a walk in shower, with glass screen, the shower control set on the easy clean PVC panelling. There is a toilet and wash basin with mixer tap, set within a two door vanity unit which provides useful storage. The shower room has a heated towel rail and a uPVC double glazed frosted window.

### **Garage**

The garage benefits from an up and over door. There is lighting, power points and a uPVC double glazed frosted window.

### **Exterior**

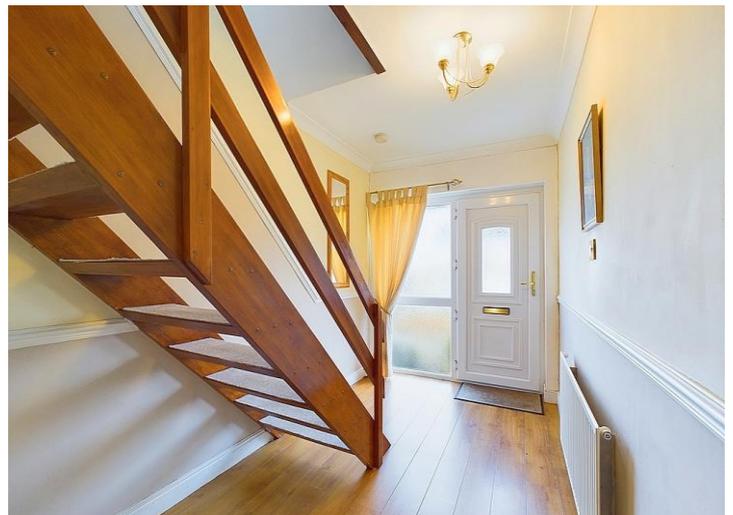
At the front of the property, there is a block paved driveway which provides off-street parking and leads to the garage. There is a lawned garden to the front, which has a variety of shrubs. At the rear, there is a generously sized garden which is laid to patio and benefits from a garden shed. The rear garden is securely walled around making it an ideal choice for those with young children or pets.

### **TENURE**

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

### **COUNCIL TAX BAND C**

### **EPC TBC**



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## 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.





Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
1167.37 ft<sup>2</sup>

Reduced headroom  
13.63 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.

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