



Spacious semi-detached property

Three good size bedrooms

Large block paved driveway

Walking distance to local schools

Versatile loft room

Popular residential area

Large enclosed rear garden

Ideal family home

A Spacious, well-presented three bedroom, semi-detached family home, with gardens and a large driveway. This lovely family home, is tastefully decorated throughout and offers fantastic value for money, making it a superb choice of home for a wide variety of buyers, including couples, families, and first time buyers. The property is located in a popular area of Whitehaven and is within easy reach of local schools, the hospital, and the town centre via the nearby A595. The accommodation briefly comprises, entrance hall, beautifully presented lounge, and a spacious, open plan kitchen diner with patio doors to the garden. There is a useful storage room to the side that could make a great utility. To the first floor, there are three, good size bedrooms and a stylish modern shower room. From the landing, there are fixed paddle stairs, leading to a versatile loft room. Externally, to the front of the property, there is a large block paved driveway providing ample off-road parking for two cars, which is fenced around and to the rear of the property, there is a large, enclosed rear garden which is mostly laid to lawn, with decked area and a gravel and artificial grass area, with storage shed to the rear. Viewing is essential to appreciate the accommodation on offer.

ACCOMMODATION

Entrance hall

Entered through a uPVC double glazed door, with frosted glass panel, the neutral décor, perfectly complements the Karndean flooring, with modern oak and stainless steel balustrades to the open stairs, a double panel radiator, useful, under stairs storage cupboard and spotlights to the ceiling. An oak veneer door leads into the lounge and kitchen diner.

Lounge

Beautifully presented, light and airy lounge with feature, modern fire suite, incorporating a log effect electric fire, modern surround, and hearth with an oak mantle. There is decorative coving to the ceiling, a TV point, a uPVC double glazed window overlooking the front of the property, with a double panel radiator below. The contemporary modern décor is beautifully complemented by the Karndean flooring.

Kitchen diner

A contemporary, open plan kitchen diner, with a range of shaker style, wall and base units with contrasting work surfaces and matching up stands. There is full height, fitted cabinets housing the combi boiler with additional storage below, a stainless steel sink and drainer unit with mixer tap, plumbing for a washing machine, a built in double electric oven and grill with a modern, black glass electric hob, matching splashback and stainless steel extractor hood is in place above. The kitchen also has an American-style fridge freezer, which is to be included in the sale and benefits from under cabinet lighting and spotlights to the ceiling, tile effect flooring, a wall mounted vertical, column style radiator, a uPVC double glazed window overlooking the rear garden, and uPVC double glazed doors flood the room with natural light, and provide access into the rear garden, while a uPVC double glazed frosted glass door leads into a large storage room.

Storage room

currently used as a gym area, this versatile space offers excellent storage, but would make a fantastic utility room with three, single glazed windows.

First floor landing

The landing features a uPVC double glazed window, modern neutral decor and stainless steel and oak balustrades. There is open paddle stairs to a loft room and access into three bedrooms and the family shower room.



Shower room

The stylish, modern shower room features a large, walk in shower cubicle, with a wall mounted shower pod, incorporating multiple jets, a rainfall showerhead and detachable jet showerhead, with a fixed, glass shower screen and modern PVC panelling to the walls. There is a pedestal sink with mixer tap and a push button flush toilet, two uPVC double glazed windows, with frosted glass, providing plenty of natural light, modern mosaic style, vinyl flooring, a wall mounted, anthracite towel heating radiator, and to the ceiling, there is panelling and spotlights.

Bedroom two

A well proportioned, well presented, double bedroom with a useful built in storage cupboard with hanging rails, a uPVC double glazed window, overlooking the rear of the property and a double panel radiator.



Master bedroom

The lovely, light and airy master bedroom, has two UPVC double glazed windows which overlook the front of the property and provide excellent natural light, with a double panel radiator and a TV point.

Bedroom three

Currently used as a dressing room, the generously proportioned, third bedroom, has a uPVC double glazed window overlooking the front of the property, with a double panel radiator below. There are telephone and Internet connection points, and built in over stairs storage making it a fantastic space for a home office.



Attic room

The previous attic space, has been converted to create this fantastic versatile room, currently used as additional bedroom space, this light and airy room would make a great home office, playroom or hobby room, with two Velux skylight windows, providing plenty of natural light, additional storage into the eaves and fixed paddle steps.

Externally

To the front of the property, there is a large, block paved driveway providing ample off-road parking for two cars, which is fenced around. To the rear of the property, there is a large, enclosed rear garden, which is mostly laid to lawn, with decked area and a gravel and artificial grass area, with a storage shed to the rear.

TENURE

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

COUNCIL TAX BAND A

EPC D



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MORTGAGES

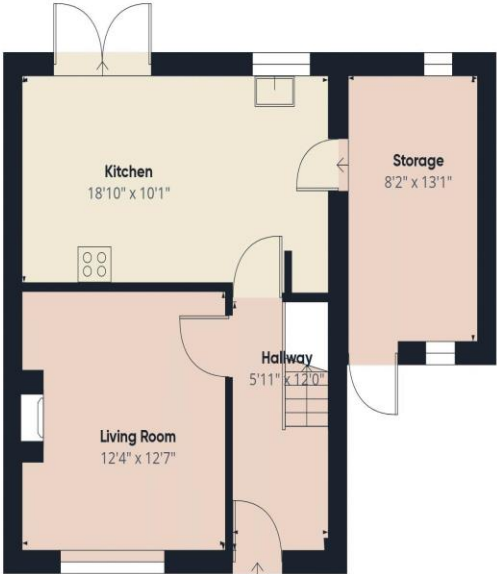
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NOTE

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.





 <p style="text-align: center;">Ground Floor</p>	 <p style="text-align: center;">Floor 1</p>	<div style="text-align: center;">  </div> <p style="text-align: center;">Approximate total area[†] 1119.77 ft²</p> <p style="text-align: center;">Reduced headroom 71.42 ft²</p>
 <p style="text-align: center;">Floor 2</p>		