



**Spacious semi detached home**

**Three good size double bedrooms**

**Driveway and front and rear gardens**

**Popular residential area**

**Walking distance to local schools**

**Short walk to the town centre**

**Spacious open plan lounge diner**

**Large bathroom with roll top bath**

Located in a quiet area of Bransty in Whitehaven, known as The Green, is this three double bed roomed home. The property has plenty to offer and will be ideal for a growing family. The area has been increasingly popular over the years as it is within walking distance of Whitehaven town centre and the harbour and offers excellent transport links by the nearby A595. Also, within walking distance of the property, is Bransty Primary School. The property, whilst in need of light modernisation, has been well maintained by the current owner, there is plenty of space both inside and out. The owners have relocated the bathroom to create three large double bedrooms, making this an excellent choice for families. The accommodation briefly comprises, entrance hall, light and airy open plan lounge diner and a good size kitchen. There is also a large downstairs WC and storage area which would make a great utility room. To the first floor there are three double bedrooms and a large family bathroom with roll top bath and separate shower. Externally, to the front of the property is a pleasant front garden with a well-maintained central lawn and flowers to the borders adding a splash of colour. To the side of the lawn is a good size driveway providing off-road parking which leads around to the side and rear of the property. To the rear of the property is a beautifully maintained rear garden with flagstone patio area with steps up to an elevated lawn with retaining wall, to the rear of the lawn is a second elevated patio area and walled gravelled garden area. There is a lovely selection of shrubs and plants to the borders of the garden.

## ACCOMMODATION

### Entrance Hall

Entered through a uPVC double glazed door with oval patterned glass panel, open under stairs storage area, single panelled radiator and uPVC double glazed frosted glass window. Providing access to the first floor via the stairs and into the open plan lounge diner.

### Lounge Diner

A spacious open plan lounge diner with feature central archway with ornate architraves defining the separate areas. To the dining area and lounge, two uPVC double glazed window look out over the pleasant front garden and provides plenty of natural light, both having single panelled radiators below. Decorative coving to the ceiling. To the lounge area is a feature electric fire set into a stone hearth and insert with decorative wooden surround. There is a TV aerial point and access into the kitchen.



### Kitchen

The contemporary kitchen briefly comprises a range of high gloss white wall and base units with decorative glass fronted wall units, contrasting work surfaces and tiled splash backs. Stainless steel sink and drainer unit with mixer tap, plumbing for washing machine, built-in electric oven with electric glass hob set into the worktop above. Two UPVC double glazed windows overlooking the rear garden, tile effect flooring and wooden glazed door leading to the rear hall.



### Rear Hall

A uPVC double glazed door with frosted glass leads out onto the rear garden. With built-in cabinet housing the electric metres above. Tile effect flooring and access into the downstairs WC.

### Downstairs WC

This large useful downstairs WC would also make a fantastic utility room with a water supply already in place, this wouldn't take much work. With two uPVC double glazed windows, wood effect vinyl flooring and a wall mounted storage cabinet also houses the gas meter.

### First floor Landing

A good size landing space with large uPVC double glazed window on the half landing providing plenty of natural light. Loft access to the ceiling and access into three double bedrooms and the family bathroom. radiator below.



### Master bedroom

A bright and spacious master bedroom with a uPVC double glazed window which enjoys a lovely, elevated view to the front of the property and looks out over the front garden, with double panelled

### Bedroom two

A generously proportioned double bedroom with the wall removed and incorporating the previous bathroom space, this large room has two uPVC double glazed windows, single panelled radiator and laminate flooring and also houses the Worcester combi boiler.

### Bedroom three

A third good size double bedroom situated at the front of the property with a uPVC double glazed window which overlooks the front garden, double panelled radiator and TV aerial point.

### Family bathroom

Having previously being the fourth bedroom, this generously sized bathroom now incorporates a four piece suite, which briefly comprises of roll-top, freestanding bath with clawed feet, central ornate mixer tap and a handheld jet shower attachment. PVC panelled surround corner shower cubicle with mixer shower which has both rainfall and jet showerhead attachments. Pedestal sink with mixer tap and toilet. Tile effect vinyl flooring. Towel heating radiator and a uPVC double glazed frosted glass window.

### Externally

To the front of the property is a pleasant front garden with a well-maintained central lawn and flowers to the borders, adding a splash of colour. To the side of the lawn is a good size driveway providing off-road parking which leads around to the side and rear of the property. To the rear of the property is a beautifully maintained rear garden with flagstone patio area with steps up to an elevated lawn with retaining wall. To the rear of the lawn is a second elevated patio area and walled gravelled garden area. There is a lovely selection of shrubs and plants to the borders of the garden.

### TENURE

We have been informed by the vendor the property is freehold

### COUNCIL TAX BAND

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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.





