



For sale with no forward chain

Walking distance to town centre and marina

Perfect first home or investment property

Boasts a first floor, four piece bathroom suite

Spacious yard to the rear

Popular area of Whitehaven

Close to clifftop walks

Benefits room new carpets

Good size lounge and kitchen

Offers good value for money

Located on this popular row of traditional terraced houses, is this two bedroom home which is offered for sale with no forward chain. The property is just a five-minute drive to Whitehaven town centre, with its lovely marina. Just a few minutes walk from the property and you can be enjoying fabulous clifftop walks, enjoying the lovely views across the Solway Firth and toward Scotland. The property will be an ideal investment for a landlord looking to increase their portfolio, or a superb choice of home for first-time buyers looking to get on the property ladder. Just a minute away from the property is a convenience store and there are numerous schools within easy reach. Within the property, there is a hallway which leads through to a good size lounge, which in turn provides access to the kitchen, which has plenty of units providing ample storage. Beyond the kitchen you will find a spacious yard, with plenty of space to sit out. To the first floor, there are two good sized bedrooms and a four piece bathroom suite. Viewing is recommended to fully appreciate what the property has to offer.

ACCOMMODATION

Hallway

The hallway is accessed via a uPVC door with frosted glass panels and frosted top panel which allows in plenty of natural light. The hallway has tile flooring and leads to the lounge, and there are stairs to the first floor landing.

Lounge

The light and airy room features built-in shelving, wall mounted lighting and a handy, under stairs storage cupboard. A radiator is neatly placed below a uPVC double glazed window that looks out to the front. A door leads through to the kitchen.

Kitchen

The Kitchen incorporates a range of wall and base units, which provide plenty of storage, and there is a complementary worktop. The kitchen has a built-in electric oven with a separate gas hob and extractor in place above. There is a stainless steel sink with drainer board and mixer tap and space for a fridge freezer in one of the cupboards. The kitchen has two rows of ceiling spotlights, and there is also tile flooring. There is lots of natural light via two uPVC double glazed windows and a half glazed uPVC door which leads out to the rear yard.

First floor landing

The landing provides access to both bedrooms and the bathroom.

Bedroom one

A double bedroom featuring a built-in cupboard, a radiator, and a uPVC double glazed window to the front.

Bedroom two

A second spacious bedroom, benefiting from a radiator and a uPVC double glazed window that looks out to the rear of the property.

Bathroom

A four piece suite comprising of a shower cubicle, bath with mixer tap, toilet and a wall hung wash basin with mixer tap. There is tile flooring, two rows of ceiling spotlights, a radiator and a uPVC double glazed frosted window.

Exterior

At the rear of the property there is a spacious yard, surrounded by an attractive stone wall, with gated access. There is of plenty space to sit out and enjoy the sunshine.

TENURE

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



COUNCIL TAX BAND A

EPC D

LOW FEES, LOCAL EXPERTISE

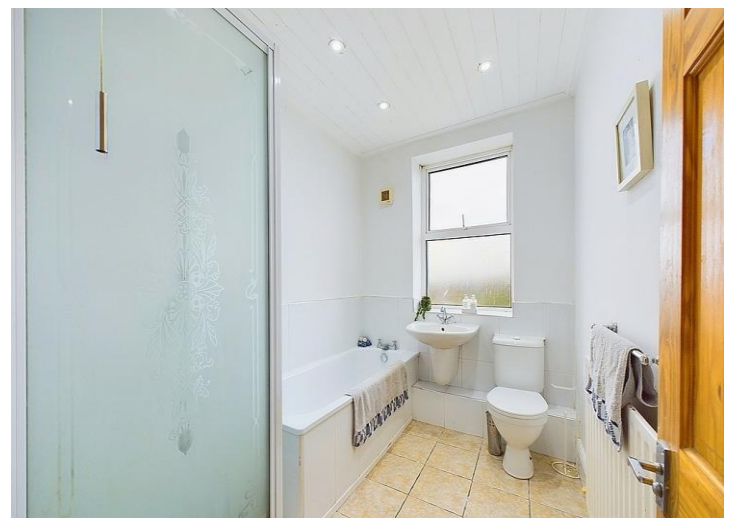
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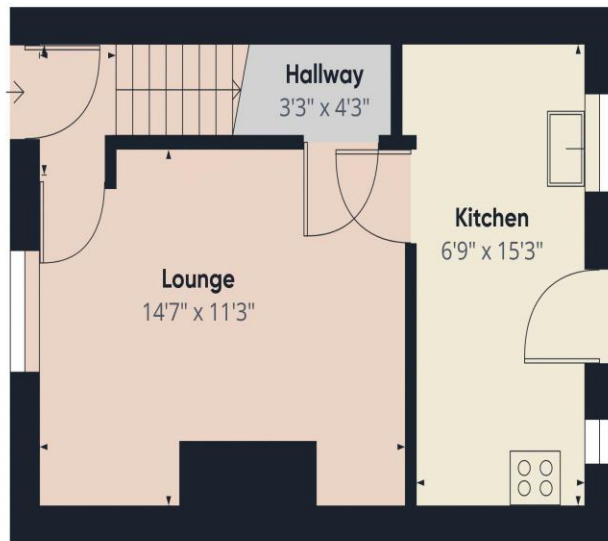
MORTGAGES

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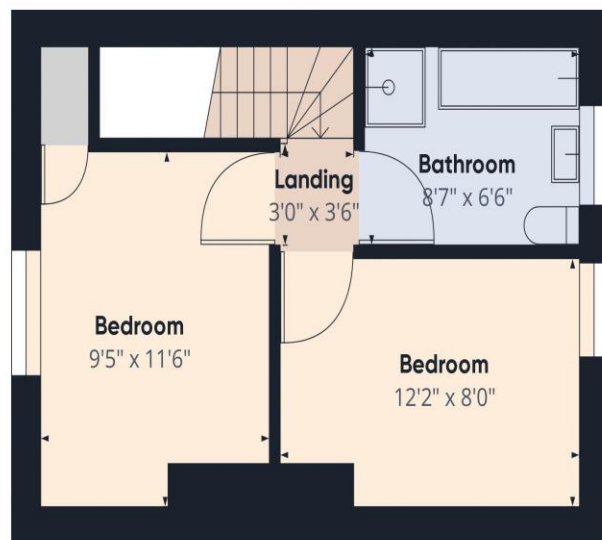
NOTE

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.





Ground Floor



Floor 1



Approximate total area
597.69 ft²

(1) Excluding balconies and terraces

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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