



Spacious end terrace home

Modern open plan kitchen diner

Useful rear storage room

Popular residential area

Perfect for first time buyers

Two large double bedrooms

Patio doors to the rear garden

Contemporary bathroom

Walking distance to local schools

Enclosed front and rear gardens

Main Advert The deceptively spacious, end terraced property has plenty to offer, ideal for first time buyers, the well presented, two bedroom home is located in a quiet, yet highly sought after area of Whitehaven. The property is within a few minutes walk of Jericho Primary School, Whitehaven Academy and St Benedicts Catholic High School. Hensingham Jr School, Whitehaven swimming pool and a newly built garage with large convenience store and butchers is just a short walk away. The town centre is also easily accessible. The accommodation briefly comprises, entrance hall, light and airy lounge, stylish, modern high gloss kitchen, and dining area, with patio doors. There is also a useful, rear storage room with built in cabinets that would make a fantastic utility room. To the first floor, there are two generous double bedrooms and a contemporary modern bathroom. Externally, the property has a great end terrace plot, with open communal grass area to the front, making it ideal for anyone with children. The walled front garden has a low maintenance lawn. To the rear, there is an enclosed patio style garden, with two raised decking areas, walled around, with gated access to the rear. Viewing is essential to appreciate this lovely home.

ACCOMMODATION

Entrance hall

Entered through a uPVC double glazed door, with frosted glass side panels, providing additional natural light. There are open stairs to the first floor, a radiator, and a useful, under stairs, storage cupboard. The hall benefits from wood flooring and provides access into the lounge and kitchen diner.

Lounge

This well presented, bright and spacious lounge, features a multi-fuel stove, set into the chimney breast, with slate hearth, and oak mantle fitted above. There is open shelving to the alcoves, decorative coving, wood effect laminate flooring, a radiator, and a uPVC double glazed window, overlooking the front of the property.



Kitchen diner

A modern and contemporary, open plan, kitchen diner, with a range of high gloss wall and base units, complementary wood effect work surfaces and matching up stands. There is a 1.5 stainless steel sink and drainer unit, with mixer tap and plumbing for washing machine below, and an integrated dishwasher. There is a built-in electric oven with black glass hob set into to the worktop, with modern, black glass splashback and black extractor hood above. To the dining area, uPVC double glazed doors lead out onto the rear decking and benefit from perfect fit blinds. The room features a freestanding island with shelving and a wooden countertop, wood effect, vinyl flooring, a radiator and provides access into the rear hall.



Rear hall

With built-in workshop and space for tumble dryer, wood effect vinyl flooring and a uPVC double glazed door which leads out to the rear of the property. With access into the rear storage room.

Storage room

This additional space would make a fantastic utility area if required. With wood effect laminate flooring, a frosted glass window, built-in cabinets, and worktop.

First floor landing

The spacious landing area provides access into two good size double bedrooms and the family bathroom. With a useful built-in storage cupboard, housing the Worcester combi boiler and there is loft access to the ceiling.



Bedroom one

A generously proportioned, light and airy double bedroom, which boasts two useful, built-in storage cupboards, decorative coving, a radiator, and a uPVC double glazed window, which overlooks the open grass area to the front of the property.

Bedroom two

The second well proportioned double bedroom, also benefits from a built-in storage cupboard, decorative coving, and a uPVC double glazed window, overlooking the rear of the property, with a radiator below.

Family bathroom

A modern family bathroom featuring P-shaped shower bath, with corner, mixer, tap and mixer shower above and modern, black marble effect PVC panelling. There is a pedestal sink and pushbutton flush toilet, two uPVC double glazed frosted glass windows which provide plenty of natural light, vinyl flooring and modern panelling to the walls and ceiling. The bathroom features spotlights and a chrome towel, heating radiator.

Externally

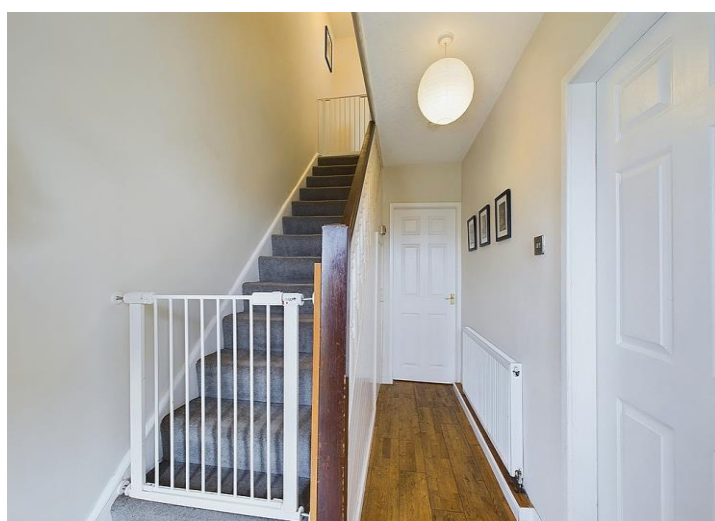
To the front of the property, is a pleasant walled front garden, with central pathway and gated access. The property also faces out onto a large, communal grass area making it ideal for anyone with children. To the rear of the property, is a low maintenance, enclosed patio style garden, with two raised decking areas, central patio, and gated access to the communal parking at the rear.

TENURE

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

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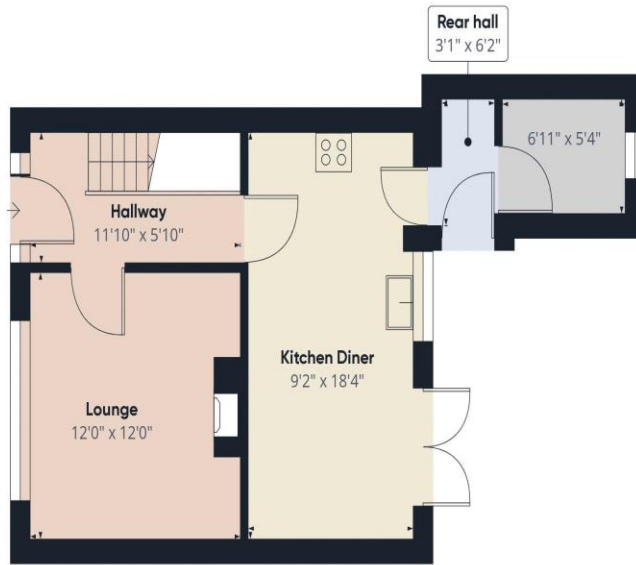
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NOTE

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Ground Floor



Floor 1

Approximate total area⁽¹⁾
811.24 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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