



Immaculately presented semi detached property

Modern open plan kitchen diner with breakfast bar

Contemporary family bathroom plus ground floor WC

Popular area, close to schools and amenities

Three tastefully decorated bedrooms

Integral garage, gardens, and driveway

Separate utility room

Ideal for first time buyers, couples and families

A beautifully presented family home, tastefully decorated and modern throughout, the property is ready to move into and would be an ideal purchase for first time buyers, couples, and families alike. The property also boasts a front porch extension and a large garage to the side, with vaulted roof space for additional storage. Situated in a popular residential area, within walking distance of Whitehaven town centre and numerous schools including St Gregory and St Patrick's Catholic School and St Begh's Catholic Jr School. The property is also within easy reach of the train station. This lovely home certainly doesn't lack in kerb appeal, with a lovely front garden, driveway and stylish, grey double glazed windows and composite door. Entering into the property, the extended porch area leads to the inner hall, there is a lovely lounge with tasteful, modern décor. To the rear of the property, the contemporary modern kitchen diner has a breakfast bar, and the dining area boasts patio doors onto the garden. There is a useful utility which is fitted to match the kitchen, a downstairs WC and integral access into the garage. To the first floor, there are three good size, well presented bedrooms and the modern, family bathroom. Externally the property boasts a driveway, garage, and front and rear gardens. Viewing is essential to appreciate this fantastic home.

ACCOMMODATION

Vestibule

Entered through a modern, composite door with patterned glass panels and matching patterned glass side window. The vestibule has a uPVC double glazed window providing plenty of natural light, wood effect flooring and ceiling spotlights. A wooden door with glass panel leads through to the hallway.

Hallway

The hallway features modern, neutral décor and wood effect flooring. There are open stairs, with natural wood balustrades and half glazed wooden doors that lead to the kitchen and lounge. The hallway benefits from an under stairs storage cupboard and modern radiator cover.

Lounge

The bright and airy lounge is flooded with natural light from the large, uPVC window to the front of the property. There is modern LED lighting to the ceiling, wood effect flooring and a large radiator is neatly placed below the window.

Kitchen/dining room

The good size kitchen diner has a range of cream, shaker style wall and base units with contrasting wood effect work surfaces and tiled splash backs. There is a 1.5 stainless steel sink and drainer unit, set below a uPVC window which looks out over the rear of the property. The kitchen benefits from a breakfast bar area and there is space and plumbing for a dishwasher and an undercounter fridge or freezer and space for a freestanding oven, with a modern, black glass splash back and extractor above. There is a large radiator, tiled effect vinyl flooring and a half-glazed door leads to the utility. To the dining room area there is plenty of space for a dining table and chair set, modern LED lighting and a continuation of the tile effect flooring. uPVC double glazed doors lead out on to the rear of the property.

Utility

The utility room features the same cream shaker style wall and base units found in the kitchen, with wood effect work surface and tiled splash backs. There is a stainless steel sink with mixer tap, set below a uPVC double glazed window, overlooking the rear garden. There is space and plumbing for an undercounter washing machine and tumble drier and space for a freestanding fridge if desired. There is a continuation of the tiled effect flooring and the utility room discreetly houses the combi boiler. A uPVC half glazed door with frosted glass leads out to the rear garden and a door leads to the WC and there is integral access into the garage.



WC

Here you will find a toilet and a uPVC double glazed frosted glass window. There is tile effect vinyl flooring and decorative coving to the ceiling.

Garage

The current owner has utilised this space into a home gym, with a storage space above the utility room. There is lighting, power and an up and over door.

First floor landing

The landing is well presented and there is plenty of natural light provided by a uPVC window on the half landing. There are lovely natural wood balustrades and doors lead to all three bedrooms and the family bathroom.

Bedroom one

Situated at the rear of the property, the generously sized double bedroom benefits from a large uPVC double glazed window overlooking the rear of the property, a radiator and tasteful décor.

Bedroom two

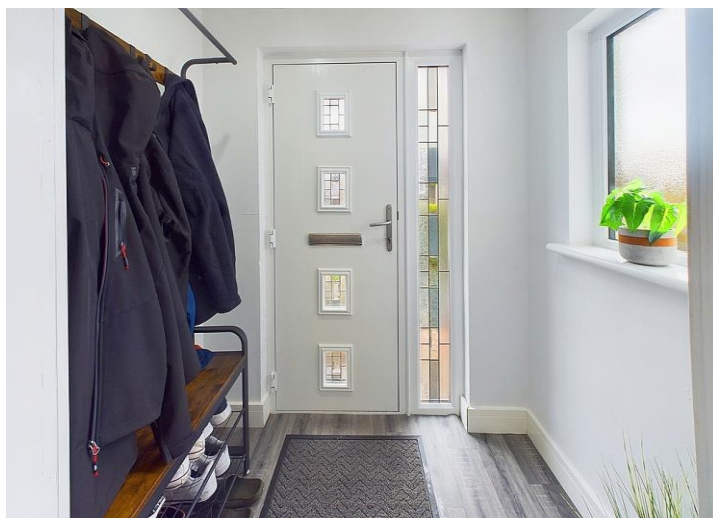
Situated at the front of the property, the well presented double bedroom has a uPVC double glazed window with views over the front of the property and a radiator.

Bedroom three

Currently used as a home office, the third bedroom has a radiator and a uPVC double glazed window overlooking the front of the property.

Bathroom

The beautifully presented family bathroom features modern, fully tiled walls and tile effect flooring. There is a P-shaped bath with mixer tap and shower above, with glass screen, a pedestal sink, a pushbutton flush toilet and a chrome, towel heating radiator.



Externally

To the front of the property there is a large driveway, leading up to the garage which leads around the side of the property where there is gated access to the rear. To the left of the drive there is a pleasant, low maintenance garden which is laid with blue slate chippings, with mature shrubs to the side and a large hedge surrounding. To the rear of the property, the two tiered garden has been designed with ease of maintenance in mind. To the lower level there is a concrete path leading around to the side and a flagstone patio area with surrounding low wall and plenty of space for outdoor furniture. Steps lead to the top tier where you will find a well maintained lawn area with surrounding part wall/ part fence making the garden feel private and secure.

TENURE

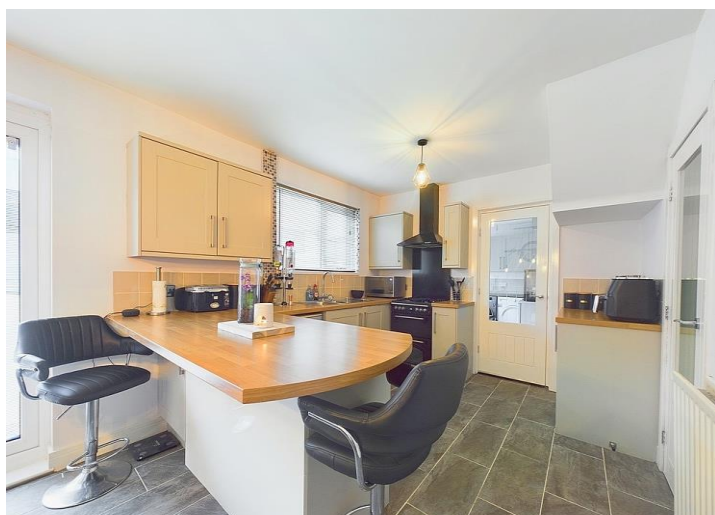
We have been informed by the vendor that the property is freehold.

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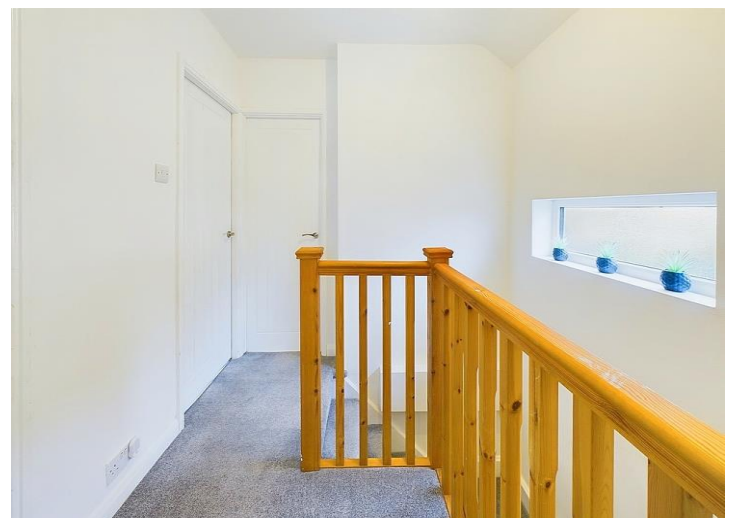


MORTGAGES

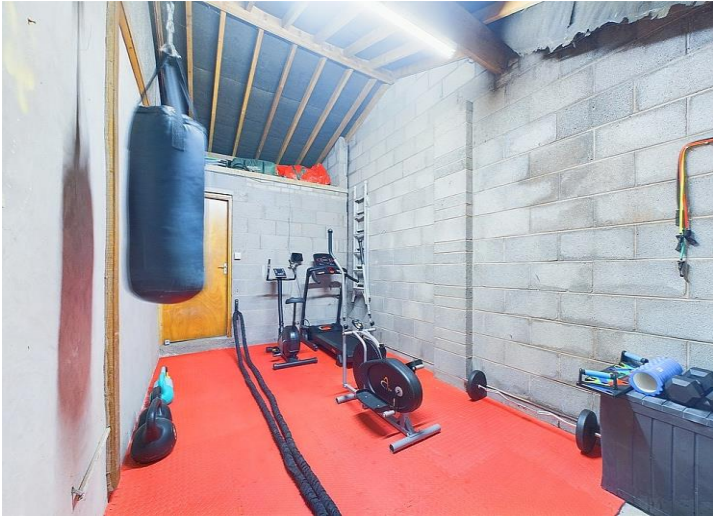
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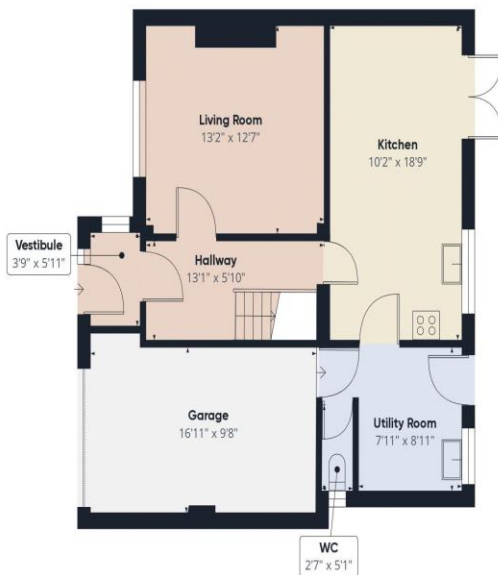
NOTE

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Ground Floor

Approximate total area⁽¹⁾
1137.23 ft²



Floor 1

(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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