



Quiet residential area of Whitehaven

Close to numerous schools

Spacious, open plan, lounge and diner

First floor shower room

Boasts an incredible amount of storage

Three generously sized bedrooms

Pleasant yet low maintenance garden

Offers good value for money

This three bedroom home is set on a quiet residential estate. The property offers good value for money and boasts an incredible amount of storage space. It will be ideal for a first time buyer, young couple or with its three bedrooms families. The property is just a short distance to numerous schools including Hensingham Jr School, Whitehaven Academy and St Benedict Catholic high School. There is a newly built garage and convenient store just a minutes drive away and the local swimming pool and fitness gym is also about two minutes away by car. Whitehaven town centre can also be reached in just 5 to 10 minutes. At the back of the property there is a large open field, ideal for dog walkers or for older children to play. Then within the property there is a porch which has two storage cupboards. There is a spacious hallway with a two door storage cupboard and the hallway leads to the open plan lounge and diner, a kitchen and a handy downstairs WC. Heading up to the first floor you will find a total of three storage cupboard on the landing. The landing leads to all three bedrooms and the shower room. Externally the property benefits from a low maintenance garden to the rear which is a pleasant place to sit out and enjoy the sunshine. Internal viewing is highly recommended.

ACCOMMODATION

Front porch 5' 9" x 2' 7" (1.75m x 0.79m)

The front porch is accessed via a composite door with decorative frosted glass panels which allows in plenty of natural light. The porch has two large storage cupboards, which both provide excellent storage and can be used for coats or boots. The porch leads to the hallway.

Hallway 17' 5" x 5' 7" (5.30m x 1.70m)

The spacious hallway boasts lots of storage as there is a two door built in cupboard and a useful under stairs storage area. The hallway also features a radiator. The hallway provides access to the open plan lounge/diner, kitchen, WC and there are stairs to the first floor landing.

Lounge/diner 26' 1" x 10' 9" (7.94m x 3.27m)

This rather spacious room has lots of natural light as there is a wood double glazed window to the front and a double glazed door with side windows to the rear, which also leads out to the garden. The room has dado rail, two radiators provide plenty of warmth and there is plenty of space in the lounge area for furniture with the dining area having more than ample room for a family sized dining room table and chair set.

Kitchen 8' 1" x 8' 1" (2.46m x 2.46m)

A fitted kitchen comprising of: shaker style wall and base units, contrasting worktop and tiled splash backs. There is a built-in electric oven with a separate electric hob and an extractor in place above. There is eye catching porcelain tiled flooring, a stainless steel sink with drainer board and mixer tap set below a wood double glazed window that looks out onto the garden. There is a food hatch to the dining area and the kitchen also houses the Potterton combi boiler.

WC 5' 1" x 2' 3" (1.55m x 0.69m)

With a toilet and wash basin with mixer tap. There is tiled flooring and a wood double glazed frosted glass window.



First floor landing

If you thought the ground floor has plenty of storage, wait till you reach the first floor! On the landing there is an airing cupboard, secondary cupboard plus an over stairs cupboard providing superb storage. The landing leads to all three bedrooms, the shower room and the loft.

Bedroom one 12' 0" x 11' 1" (3.65m x 3.38m)

A spacious double bedroom with a radiator and a wood double glazed window with views to the front of the property.

Bedroom two 11' 3" x 9' 10" (3.43m x 2.99m)

A second spacious bedroom, with a radiator and wood double glazed window that looks out onto the rear garden with trees and greenery beyond.

Bedroom three 8' 0" x 7' 7" (2.44m x 2.31m)

A good size third bedroom with a radiator and a wood double glazed window offering an elevated outlook across Whitehaven.

Shower room 6' 5" x 5' 0" (1.95m x 1.52m)

This well maintained shower room comprises of: a shower cubicle with double doors and a Triton shower set on the easy clean PVC surround. There is a toilet, pedestal hand wash basin, fully tiled walls, radiator, extractor fan and a double glazed frosted glass window.

Exterior

At the rear of the property there is a pleasant, low maintenance, garden with a spacious patio and a path heading up to the rear of the garden. To the left-hand side of the path there is a gravel bed and to the right a well maintained lawn. The garden is partially fenced and partially walled around and backed by mature trees.

TENURE

We have been informed by the vendor the property is freehold, with a £120.00 per year maintenance fee on the front of the property and the full public areas of the estate.

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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.

