



Spacious lounge and versatile dining/sitting room

Good size kitchen, with separate lean-to

Town centre and harbour within easy reach

Generously sized garden to the rear

New roof installed 2021

Driveway for two cars

Ideal family home

Popular and quiet residential area

Located in a quiet area of Bransty in Whitehaven, known as The Green, is this three bedroomed 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 has plenty of space outside, with a drive to the front providing off-street parking. At the rear, will find a generously sized garden, which gets the sun throughout much of the day. Step inside, you will find yourself in the hallway, with an oak veneer door leading through to the spacious lounge. There is a versatile second reception room, which could be used as a sitting room or dining room and is currently used as a downstairs bedroom. Beyond the lounge, you will find the spacious kitchen, which leads through to a versatile lean-to. Heading up to the first floor, there are three bedrooms and the family bathroom. To fully appreciate all this property has to offer please contact the office to arrange a viewing.

ACCOMMODATION

Hallway

The hallway is accessed via a stylish uPVC door which boasts four frosted glass panels. There is a useful under stairs storage cupboard, laminate flooring, handy power points and a radiator. A modern oak veneer door leads into the lounge, sitting/dining room and there are stairs to the first floor landing.

Sitting/dining room

Currently used as a downstairs bedroom, this room offers plenty of versatility and could be used for a variety of purposes as desired. The room has a double panel radiator neatly placed below a uPVC double glazed window that looks out to the front.



Lounge

A generously sized lounge, benefiting from modern laminate flooring. There is decorative coving, a radiator and a uPVC double glazed window that looks out onto the rear garden. Provides access through to the kitchen.

Kitchen

The spacious kitchen incorporates a range of wall and base units with a complementary worktop. There is a 1.5 stainless steel sink, draining board and mixer tap. The kitchen features a breakfast bar, a uPVC double glazed window, and half glazed uPVC door that leads to a rear lean to.



Lean to

Boasting a new roof in 2021, this area of the home provides versatility. It could be used for storage or simply used as a pleasant place in which to relax and look out onto the rear garden. There is lots of natural light provided by the windows and a glazed uPVC door opening out onto the garden.

First floor landing

Halfway up the stairs leading up to the first floor, you will find a uPVC double glazed window and there is an additional uPVC double glazed window on the landing making it light and airy. The landing has an airing cupboard, a radiator and loft access, via a pulldown folding ladder. Oak veneer doors lead to all three bedrooms and the bathroom.



Bedroom one

A double bedroom with a radiator and a uPVC double glazed window with views out to the front.

Bedroom two

A second double bedroom with a built-in cupboard, a radiator and a uPVC double glazed window that looks down onto the rear garden.

Bedroom three

The third bedroom has a uPVC double glazed window to the rear.

Bathroom

Here you will find a shower cubicle, toilet and pedestal hand wash basin with mixer tap. The walls are partially clad, with easy clean PVC panelling. There is a built-in cupboard, a radiator and a uPVC double glazed frosted window.

Exterior

To the front the property benefits from a drive which leads up the side of the property and provides off-street parking. There is also a low maintenance garden to the front laid to lawn. At the rear there is a family size garden which is securely walled around making it ideal for anybody with children or pets and there is a decked area, garden shed and spacious lawn.

TENURE

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

COUNCIL TAX BAND A

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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.





