



A well presented family home

Modern kitchen with separate utility room

Lovely lounge opening to a dining area

Three light and airy bedrooms

Walking distance to local schools

Set on a spacious plot

Offers excellent value for money

Garden to the front side and rear

Stylish first floor bathroom suite

Town centre within walking distance

Looking to get on the property ladder? Perhaps you are ready to move to a larger property, then this could be the perfect home for you. Located on a quiet residential area, the property offers excellent value for money. The property has been well cared for by the current owner and is tastefully decorated throughout and enjoys plenty of natural light. The property is 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 also enjoys a spacious garden, extending from the front, along the side and round to the rear. There is certainly a good choice of where to place garden furniture. There is an adjoining brick-built outbuilding, which provides useful storage. Within the property there is a hallway that leads through to a lovely, open plan lounge and diner. From the dining area you can access the modern kitchen, which boasts a separate utility room. The property also has a ground floor WC. Heading up to the first floor, you will find three, well presented bedrooms, with the front bedrooms enjoying a pleasant view across town. Each of the bedrooms has built-in wardrobes providing excellent storage. The stylish, family bathroom has plenty of space and is located by the bedrooms. To fully appreciate this lovely home please contact the office to arrange a viewing.

ACCOMMODATION

Hallway

The hallway is accessed via a uPVC door with frosted glass panels that allow in plenty of natural light. There is also a uPVC double glazed window on the stairs which illuminates not only the landing, but the hallway below. The hallway features stylish tiled flooring, a designer radiator and an under stairs storage cupboard. Leads through to the open plan lounge and diner.

Lounge

This lovely room has a pebble effect electric fire, set on a white surround. To the left-hand side of the chimney breast you will notice a designer column radiator. There is decorative coving and the stylish flooring continues from the lounge through to the dining area. There is a large uPVC double glazed window which has a pleasant outlook over the front garden and across Whitehaven. The feature arch opens up to the dining area.

Dining area

The dining area has more than ample space for a family size dining room table and chair set. There is decorative coving, a designer radiator and a uPVC double glazed window that looks out onto the rear garden. Provides access to the kitchen.

Kitchen

The modern, kitchen incorporates a range of white wall and base units, with a contrasting worktop and tile splashback's. There is a built-in electric oven, with a separate electric hob and extractor in place above. A composite sink with drainer board and mixer tap, is set below a uPVC double glazed window that looks out onto the garden at the rear. There is a useful, built-in pantry cupboard, tile flooring and the kitchen leads through to the utility.

Utility

The utility room has a useful worktop and below you will find space for a tumble dryer and plumbing for a washing machine. There is a radiator, and doors lead through to the WC, whilst a half-glazed uPVC door leads out to the exterior.

WC

Here you will find a toilet with built-in wash basin. There is tile flooring, a useful shelf, and a uPVC double glazed frosted window.

First floor landing

The landing provides access to all three bedrooms, the bathroom, and the loft, via a pulldown folding ladder which makes access rather simple.



Bedroom one

This tastefully decorated double bedroom boasts two built-in wardrobes, which provide excellent storage. There is modern laminate flooring, a radiator and a uPVC double glazed window enjoying an elevated view across Whitehaven.

Bedroom two

A second spacious and well presented double bedroom which benefits from a built-in wardrobe. The room also has a radiator and a uPVC double glazed window that looks down onto the rear.

Bedroom three

The third bedroom has a radiator, and the uPVC double glazed window has a pleasant outlook to the front. The room also has a built-in wardrobe.

Bathroom

The stylish bathroom comprises of a P-shaped bath with mixer tap and shower attachment. There is a toilet and pedestal hand wash basin with mixer tap. The bathroom has modern tiling with a feature, contrasting tiled wall at the back of the bath. There is a built-in cupboard which discreetly houses the Baxi combi boiler. You will also find a chrome heated towel rail, ceiling spotlights and two uPVC double glazed frosted windows allowing in plenty of natural light.

Exterior

At the front of the property, there is a well-maintained garden with two lawned areas separated by the gated path that leads up to the front door. There is also a spacious gravel area which is used for seating and is quite the sun trap. There is access and plenty of space along the left-hand side of the property where you will pass the door to the adjoining brick built shed. The rear garden has a very large patio area and plenty of space for an outdoor table and chair set. The rear garden also has a bedding/vegetable plot, a greenhouse, and an outside tap.

TENURE

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

COUNCIL TAX BAND A

EPC D



LOW FEES, LOCAL EXPERTISE

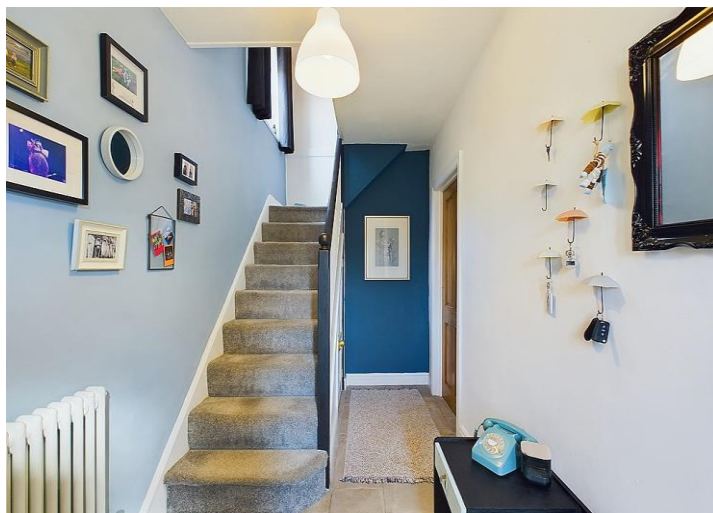
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MORTGAGES

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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.



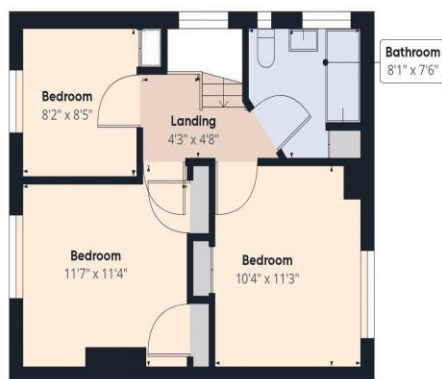




Ground Floor



Approximate total area⁽¹⁾
960.22 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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