



Ideal to add value or your own stamp

Ideal investment opportunity

Spacious lounge

Two good sized bedrooms

Sold with no forward chain

Garden front, rear and garage

Open plan kitchen and diner

First floor bathroom suite

Offered for sale with no forward chain is this two bedroom property which is located in a popular area of Whitehaven. The town centre is just a five-minute drive away and you can enjoy pleasant cliff-top walks just a short distance from the property. Numerous schools are within easy reach including Monkway Jr School, Kells Infant School and St Mary's Catholic Primary School, all within walking distance. The property which is available to cash buyers only would make an excellent investment opportunity. The property has a hallway, good size lounge which leads through to an open plan kitchen and diner. Heading up to the first floor the landing leads to both generously bedrooms and also the bathroom. Externally the property benefits from a garden to the front and a larger garden to the rear which gets the sun throughout much of the day. At the bottom of the garden you will also find a garage which can be used for off street parking or storage. Viewing is highly recommended to fully appreciate the potential the property offers.



ACCOMMODATION

Hallway

Accessed via a glazed UPVC door there is also a matching side panel which allows in plenty of natural light. The hallway benefits from a radiator and leads through to the lounge and there are also stairs to the first floor landing.

Lounge

A good size lounge with decorative coving and a radiator neatly placed below a UPVC double glazed window to the front. A door leads through to the open plan kitchen and diner.

Kitchen/diner

The current kitchen has been removed as the vendor has informed us there was a leak in the pipework which has been fixed. There is plenty of space for kitchen units and also the dining area can house a dining or breakfast table and chair set. There is an under stairs storage cupboard, radiator and two UPVC double glazed windows allow in lots of light. A half glazed door leads out to the exterior.

First floor landing

The landing leads to both bedrooms and also the bathroom.

Bedroom one

A spacious double bedroom benefiting from two cupboards. There is a radiator and UPVC double glazed window to the front.

Bedroom two

A generously sized second bedroom with a radiator and UPVC double glazed window to the rear.

Bathroom

Comprises of a bath, WC and pedestal hand wash basin. There is a radiator and UPVC double glazed frosted window.

Exterior

At the front of the property there is a garden which is laid to lawn. There is a potential as has been done with neighbouring properties to remove the low wall and add a driveway. To the rear of the property there is a generously sized garden which is largely laid as patio. At the bottom of the garden you will find a garden shed which could be used for off street parking or storage.

TENURE

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

COUNCIL TAX BAND

A



LOW FEES, LOCAL EXPERTISE

First Choice Move is an award winning, family run, independent estate agent service in Cumbria. We pride ourselves in offering value for money whilst providing the very highest level of service. To make sure your property stands out from the crowd we use the latest technology and marketing techniques. We can produce drone footage, 3D tours, and beautiful, professionally edited photography. We are a small, dedicated team, locally based at Lillyhall and every property has a member of the team there to help you from start to finish. We are well known for our low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown rapidly, largely due to recommendations and referrals from our many happy clients. Not only could we save you a fortune, but our clients also love our extended open hours, 7PM during the week and 5PM on Saturdays.

MORTGAGES

Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for remortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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.



