



Beautifully presented, three bedroom home

Close to local schools and amenities

Ideal for first time buyers, couples or families

Light and spacious lounge

Popular residential area

Stylish modern fitted kitchen

Integrated appliances

Block paved driveway

This lovely three bedroom home is located in a highly popular area of Whitehaven and is beautifully presented and tastefully decorated throughout with a stylish modern kitchen diner with integrated appliances. The A595 is just a 30 second drive away and provides easy access to Whitehaven town centre as well as surrounding areas. Numerous local schools are within easy reach including Whitehaven and St Benedict's School. The property would suit a range of buyers including families, couples and first-time buyers. The property has a front porch, light and a spacious lounge with a feature arch opening up to the stylish modern kitchen/diner. To the first floor there are three tastefully decorated bedrooms and a well maintained bathroom suite. Externally there is a low maintenance garden to the front and a block paved drive to the rear providing off-street parking. Viewing is highly recommended to fully appreciate this lovely home.

ACCOMMODATION

Front porch

The front porch is entered via a uPVC door with a large, frosted, panel and provides access to the lounge.

Lounge

A beautifully presented, light and spacious, lounge. Featuring a modern, coal effect, gas fire with a decorative surround. The room has a satellite, TV and phone point. There is decorative coving, ceiling rose, laminate flooring and a double panel radiator below a uPVC double glazed window. A feature arch opens up to the kitchen/diner.



Kitchen/diner

The recently fitted, stylish and modern kitchen has a range of contemporary, modern, fitted wall and base units, beautiful complimented by marble effect worktops with integrated appliances including a washing machine, slimline dishwasher, fridge freezer, microwave, built in electric oven, stainless steel gas burning hob with an integrated extractor hood above. There is modern, neutral, metro style tiled splashbacks and a 1.5 stainless steel sink and drainer unit with mixer tap. A uPVC double glazed door with full height frosted glass window and a uPVC double glazed window provides plenty of natural light. With modern vertical column radiator.



First floor landing

The landing benefits from an airing cupboard and leads to all three bedrooms, the bathroom and provides access to the loft.

Bedroom one

A spacious, beautifully presented, double bedroom. With decorative coving, single panel radiator and a uPVC double glazed window.

Bedroom two

A well presented, light and airy, bedroom with a single panel radiator and a uPVC double glazed window.



Bedroom three

The third bedroom, which could be used as a home office or nursery if desired, has a single panel radiator and a uPVC double glazed window offering a pleasant view towards the sea.

Bathroom

This contemporary bathroom incorporates a bath with glass screen and shower above, a toilet and a pedestal hand wash basin. With part tiled walls, laminate flooring, a single panel radiator, an extractor fan and a uPVC double glazed frosted window.

Exterior

To the front of the property there is a low maintenance garden laid with mixed coloured gravel and is partially walled around. To the rear there is a well maintained, block paved, driveway which provides off street parking.

TENURE

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

COUNCIL TAX BAND A

EPC TBC

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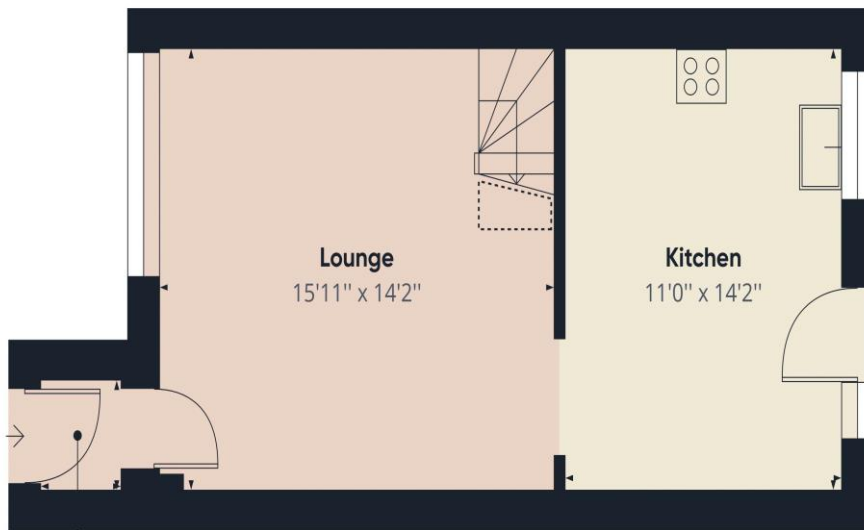
MORTGAGES

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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.





Entry
3'6" x 3'10"

Ground Floor

Approximate total area⁽¹⁾

409.76 ft²

Reduced headroom

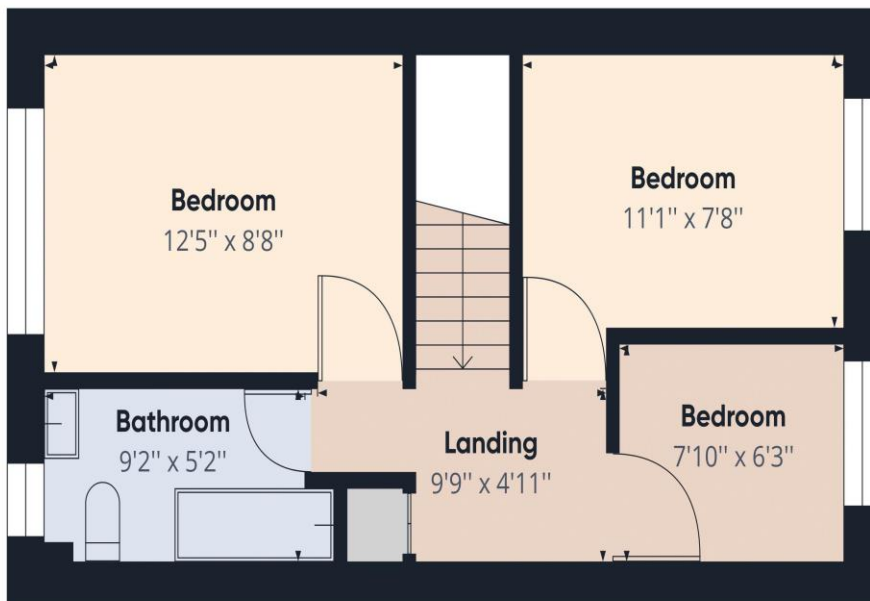
7.55 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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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Floor 1

Approximate total area⁽¹⁾

350.15 ft²

(1) Excluding balconies and terraces

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