



**Located in a highly sought-after area of Whitehaven**

**Walking distance to numerous schools including Jericho**

**Open plan lounge and diner with French doors to the garden**

**Three well presented, light and airy bedrooms**

**Ideal home for first-time buyers or families**

**Stylish kitchen with integrated appliances**

**Modern first floor bathroom suite**

**Spacious driveway and garage**

**Pleasant garden with composite decking**

**Enjoys a pleasant outlook to the front**

This three-bedroom home is located in a highly sought-after area of Whitehaven, the property is in easy reach of numerous schools. Jericho Primary School is just two minutes walk away and Hensingham Primary School, St Benedict Catholic High School and Whitehaven Academy are all within walking distance. The property enjoys a pleasant outlook to the front, looking across Whitehaven, and the town centre is just a 10 minute drive away. Offering good value for money, this will be a perfect home for a first-time buyer, couple or family who want to live in a desirable area of town. The property has tasteful décor and is ready to move into. There is a hallway which leads through to the open plan lounge and diner which boasts French doors opening up to the rear garden. There is a modern kitchen which benefits from integrated appliances. To the first floor, you will find all three well presented bedrooms and the modern bathroom. The driveway offers plenty of parking for multiple vehicles and there is a garage which can be used for additional parking or to provide fantastic storage. There is a pleasant garden to the front and a larger garden to the rear, where you will find composite decking, ideal for garden furniture. Viewing is highly recommended to fully appreciate all this property has to offer.



## ACCOMMODATION

### Hallway

The hallway is accessed by a composite door with frosted glass panels and a full height side panel which allows in plenty of light. The hallway benefits from a handy double socket, a radiator and leads to the lounge, with stairs to the first floor landing.

### Lounge

This well presented lounge has a feature fireplace, ideal for an electric style stove. There is a black hearth, with contrasting white surround and the chimney breast has been papered with brick effect wallpaper. The room benefits from decorative coving, a radiator and a uPVC double glazed window that looks out to the front. The room opens up to the dining area.



### Dining area

The dining area has lots of natural light by the uPVC French doors which open up to the rear garden. There is decorative coving, a radiator and a door that leads through to the kitchen.

### Kitchen

The stylish kitchen has a range of wall and base units with a complementary worktop and tiled splash backs. There is a built-in electric oven, with a separate gas hob and extractor in place above. The kitchen benefits from an integrated fridge freezer and a sink with drainer board and mixer tap is positioned below the uPVC double glazed window that looks out onto the garden. The kitchen has modern flooring, a radiator and an under stairs storage cupboard. A half-glazed uPVC door provides additional natural light and leads out onto the driveway.



### First floor landing

The landing has a useful airing cupboard and a uPVC double glazed window. Leads to all three bedrooms, the bathroom, and the loft.

### Bedroom one

A good size double bedroom, with decorative coving and a radiator, positioned below the uPVC double glazed window, which has a pleasant outlook across town.





### **Bedroom two**

A second double bedroom, which is currently used as a home office, features decorative coving, a radiator and a uPVC double glazed window looking down onto the rear garden.

### **Bedroom three**

The third bedroom is currently used as a dressing room and has a radiator and a uPVC double glazed window to the rear.

### **Bathroom**

This modern bathroom comprises of a bath with glass screen, mixer tap and shower above, with both rainfall and handheld showerhead's. There is a toilet and pedestal hand wash basin, with mixer tap. The bathroom has a chrome heated towel rail, part-tiled walls, an extractor fan and a uPVC double glazed frosted window.

### **Garage**

The garage benefits from an up and over door and there is a window allowing in natural light.

### **Exterior**

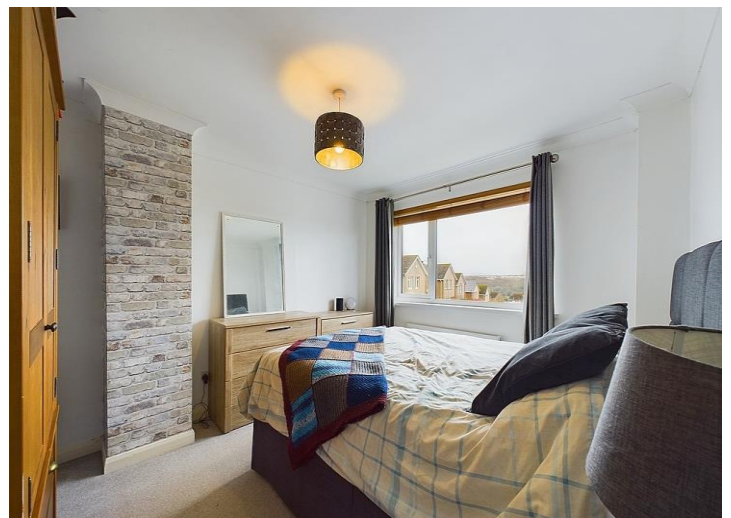
At the front of the property, there is a spacious, block paved driveway which continues along the left-hand side of the property to the garage, and provides off-street parking for several vehicles. There is also a lawned garden to the front, with a variety of shrubs providing a splash of colour. At the rear, the garden has a well maintained lawn and a composite decked area at the top of the garden, ideal for furniture and from which to enjoy the sun. The garden is securely fenced around and would be perfect for those with children or pets.

### **TENURE**

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

### **COUNCIL TAX BAND B**

### **EPC TBC**





## LOW FEES, LOCAL EXPERTISE

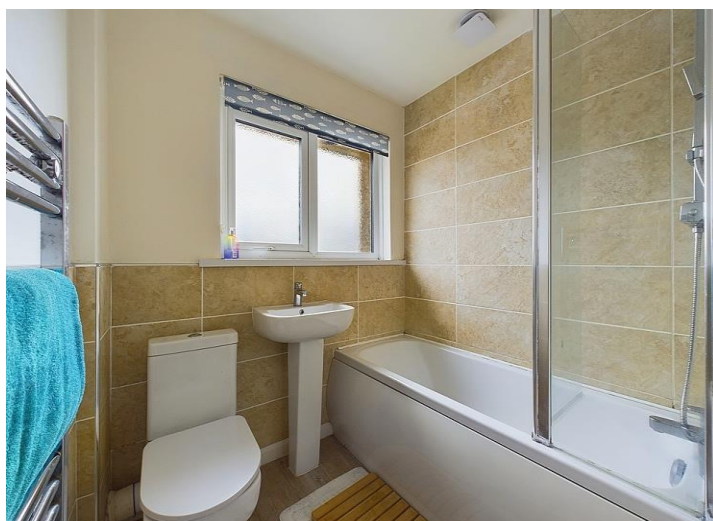
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## MORTGAGES

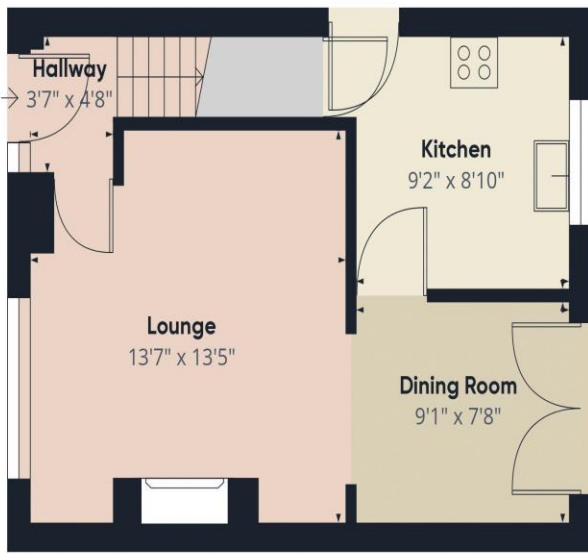
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## NOTE

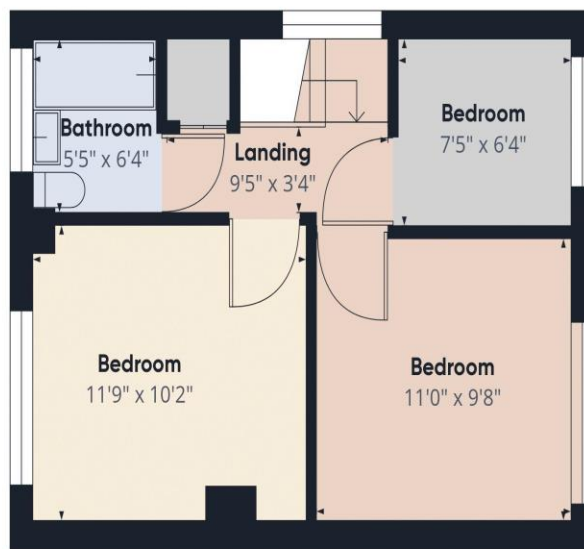
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify 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.







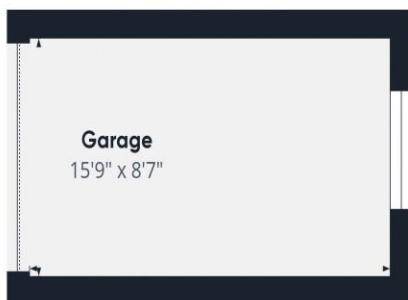
Ground Floor Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>  
865.59 ft<sup>2</sup>



Ground Floor Building 2

(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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