



Offered for sale with no forward chain

Popular residential area

Well-maintained front and rear garden

Ideal for first-time buyers

Three light and airy bedrooms

Well presented semi-detached home

Driveway and garage

Stylish modern kitchen and bathroom

Close to local amenities and popular schools

Open plan lounge diner

Offered for sale with no forward chain, is well presented semi detached property. This lovely home is ideal for first-time buyers couples and families alike, with good size front and rear gardens, driveway and garage. The property benefits from neutral décor throughout with both a modern kitchen and bathroom. Located in the popular Hillcrest area of Whitehaven the property has easy access to numerous popular local schools and the amenities of the town centre and the picturesque harbour are just a short drive away. There is also a nearby garage with butchers and large convenience store. The accommodation briefly comprises entrance hall, well presented open plan lounge diner with modern fire set into the chimney breast and the kitchen certainly has plenty of style. To the first floor are three well presented bedrooms and a contemporary, modern bathroom. Externally the property benefits from a driveway providing off-road parking and leads to the garage. There is a pleasant front garden and gated access to the rear where there is a patio area to the side, lawn with central steps up to a raised gravelled area and raised decking at the rear of the garden. Viewing is essential to appreciate this lovely home.

ACCOMMODATION

Entrance hall

Entered through a modern composite door with frosted glass panels and frosted glass side window. There is neutral décor, and a radiator. There are stairs to the first floor and access into the lounge diner.

Lounge diner

A light and spacious lounge area, with a modern, log effect glass fronted fire, set flush to the chimney breast. The full height uPVC double glazed windows to the front of the property flood the space with natural light. The room has tasteful, modern décor, decorative coving, decorative alcove lighting, a radiator, and a TV point. An archway opens up to the dining area. To the dining area, there is a uPVC double glazed window, overlooking the rear garden, with a radiator below. There is a continuation of the tasteful, modern décor and decorative coving. Provides access into the kitchen.



Kitchen

A contemporary, modern kitchen, with a range of stylish, high-gloss wall and base units with contrasting marble effect work services, and matching up stands. The kitchen boasts a range of integrated appliances which include dishwasher, fridge freezer, microwave, dishwasher and washing machine. There is also a built-in electric oven, with Neff, black glass gas hob, set into the worktop with stainless steel splash back and stainless steel and glass extractor hood above. A 1.5 stainless steel sink and draining unit with mixer tap sits below a uPVC double glazed window and there are ceiling spotlights, wood effect vinyl flooring, a radiator and a large, under stairs storage cupboard. A uPVC double glazed door with frosted glass leads out onto the rear garden.



First floor landing

The first-floor landing has stylish, modern glass balustrades, a uPVC double glazed window overlooking the side of the property and a useful, built in over stairs storage cupboard which houses the Worcester digital combi boiler. Provides access into three bedrooms, the bathroom, and the loft.

Bedroom one

Situated at the front of the property, this light and spacious double bedroom has modern, neutral décor, decorative coving, a large built-in storage cupboard and a uPVC double glazed window which looks out over the front of the property and enjoys an elevated view across Whitehaven, with a radiator below.



Bedroom two

A second, well presented double bedroom, with neutral, modern décor, decorative coving, a radiator, and a uPVC double glazed window overlooking the rear of the property.

Bedroom three

The third bedroom has neutral décor, decorative coving, a radiator, and a uPVC double glazed window overlooking the rear of the property.

Bathroom

The stylish modern bathroom incorporates a wall mounted sink with waterfall mixer tap, pushbutton flush toilet bath with waterfall mixer tap and electric shower above with curved glass shower screen. There are modern, retro style part-tiled walls and ceramic, marble effect floor tiles, a chrome, towel heating radiator, ceiling spotlights and extractor. The uPVC double glazed frosted glass window provide additional natural light.

Externally

To the front of the property is a pleasant front garden, which is mostly laid to lawn with mature shrubs and bushes to the borders. The garden sits alongside a good size driveway which offers off-road parking for two cars and leads to the single garage at the side of the property. To the rear, there is a lovely rear garden, with central steps up to a rear gravel patio and a raised decking area with lawn to one side of the steps and an area to the other side with mature shrubs leading to a patio at the side of the property, with a useful storage shed.

TENURE

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

COUNCIL TAX BAND B

EPC D

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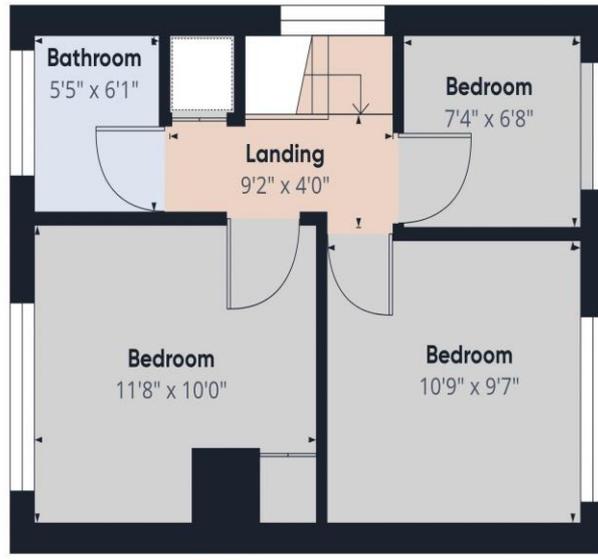
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NOTE

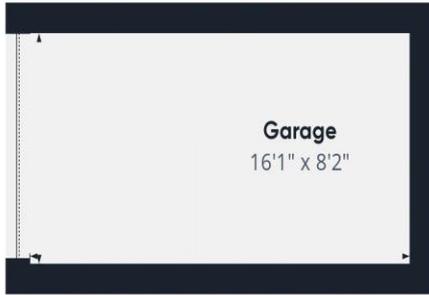
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Approximate total area⁽¹⁾
834.89 ft²



(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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