



**Deceptively spacious traditional terrace**

**Modern bathroom plus ground floor WC**

**Town centre location**

**Versatile accommodation**

**Set over four floors**

**Lovely original features**

**Ideal for first-time buyers**

**Two double bedrooms**

This quirky, traditional terraced property has a wealth of charm and character, set over four floors, the property is deceptively spacious. Located in the centre of Whitehaven, benefitting from lovely, high ceilings. This property is ideal for anybody who uses the town centre for work or leisure. On your doorstep, you have variety of shops, cafés, and other amenities. A gentle stroll and you can appreciate the fabulous views across Whitehaven marina and its two famous piers. An ideal property for a first-time buyer, somebody looking to downsize, or it may attract the attention of a buy-to-let investor. When you enter the property, there is a light and spacious lounge with lovely, period fireplace. There is access to the rear hall, where there are stairs to a finished basement room, with adjoining WC. This versatile space would make a great sitting room or playroom or perhaps a gaming room. To the first floor, there is an open plan kitchen and living space, with modern kitchen and period fireplace. To the second floor, there is a spacious double bedroom and modern bathroom, from the second-floor landing, there are stairs to a further attic bedroom. Externally, to the rear of the property is an enclosed, pleasant rear yard with brick-built shed.

## ACCOMMODATION

### Basement level

This useful, additional versatile room, would make a fantastic sitting room, TV room or perhaps a gaming room, or with the adjoining WC, it would be ideal as a playroom. With wall mounted, electric heater, TV and electric points and access into the WC.

### WC

A useful WC with built-in under stairs storage, vanity unit, with rectangular hand wash basin and mixer tap, there is a toilet, modern, PVC boarding to the walls and grey, wood effect vinyl flooring.

### Rear hall

Stairs provide access to the basement level, there is a uPVC double glazed window and a wooden glazed door leads out onto the rear of the property.

### Lounge

Beautifully presented, light and airy lounge, with some charming original features, including the original cornice to the ceiling, a beautiful cast iron fireplace, with tiled insert and decorative wooden surround. The room benefits from a large, wooden glazed window, overlooking the front of the property and providing plenty of natural light. There is ceiling mounted heaters and additional, wall mounted, electric heaters.

### Entrance hall

With stairs to the first floor landing.

### First floor landing

A lovely, light and airy landing area, currently used as a quirky seating area, with an original, sash window overlooking the front of the property, a radiator on the half landing, stairs to the second floor and an additional radiator on the second floor half landing.



### Open plan living area

Offering a wealth of charm and character, this lovely space incorporates a contemporary kitchen, with a range of white wall and base units, with contrasting work surfaces and modern, tiled splash backs. There is a stainless steel sink and drainer unit, space for a freestanding gas cooker, with a stainless steel extractor hood above. There is a large, built-in cabinet housing the Worcester Combi boiler, an under counter, integrated fridge, and breakfast bar area. The room boasts wood effect flooring, an original, cast-iron fireplace to the sitting area, with mantel above. Beautiful, ornate original coving and central ceiling rose, with wall mounted lights to the alcoves and original sash window to the front of the property, with a radiator.



### Second floor landing

With original sash window to the front, providing plenty of natural light, a useful, under stairs storage cupboard and neutral décor. Provides access into a bedroom, bathroom and stairs to the third floor.

### Bedroom

The well proportioned double bedroom has an original, sash window overlooking the front of the property, modern, neutral décor, and a radiator.

### Bathroom

A stylish, modern bathroom, with suite briefly comprising of bath with mixer tap and electric shower above, with glass shower screen. There is a pedestal sink, with mixer tap and tiled splash back and a pushbutton flush toilet. The bathroom features modern, PVC panelling to the walls and ceiling, a radiator and a uPVC double glazed frosted glass window.



### Attic room

Currently used as a second, well proportioned double bedroom, this light and airy space, has a uPVC double glazed window, which overlooks the rear of the property, two radiators and a second uPVC double glazed window providing additional natural light.

### TENURE

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

### COUNCIL TAX BAND A

### EPC E



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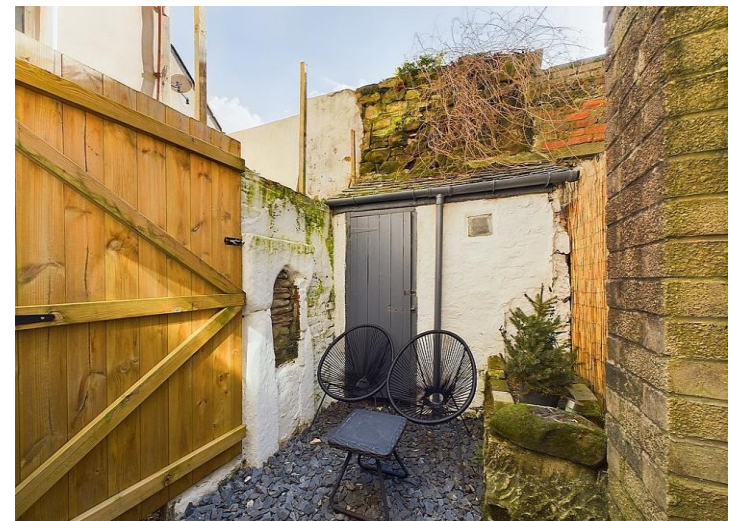
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## NOTE

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.





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 <p><b>Floor -1</b></p>	 <p><b>Ground Floor</b></p>	
 <p><b>Floor 1½</b></p>	 <p><b>Floor 1</b></p>	
 <p><b>Floor 2</b></p>	 <p><b>Floor 3</b></p>	<p>(1) Excluding balconies and terraces</p> <p> Reduced headroom (below 1.5m/4.92ft)</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>GIRAFFE360</p>