



Offered for sale with no forward chain

Spacious, semi-detached family home

Modern kitchen and shower room

Walking distance to local amenities

Three bedrooms

Good sized driveway

Popular residential area

Low maintenance garden

Offered for sale with no forward chain, is this lovely, three bedroom, family home. Located in a sought after area, the property is within walking distance of respected schools including Jericho, Hensingham, Whitehaven Academy and St Benedict's Catholic school. Just a minutes' drive away there is the newly built garage with its large convenience store. The property has been well maintained by the current owners and is immaculate throughout. The accommodation briefly comprises of: light and airy entrance hall, spacious open plan lounge diner, with patio doors into the garden and a contemporary modern kitchen. To the first floor there are three, good sized, bedrooms and a stylish modern shower room. Externally, to the front of the property, there is an elevated driveway which provides level off road parking with steps down to a lower path which leads to the side of the property where there is gated access to the rear garden. To the rear of the property there is a lovely, low maintenance, split level garden. To the top level there is an artificial lawn area, with steps down to a large patio area where you will find a useful shed. Viewing is essential to appreciate this lovely home.

ACCOMMODATION

Entrance hall

A well presented entrance hall, entered through a uPVC double glazed door with frosted glass side windows. There is neutral décor, wood flooring, a double panel radiator and understairs storage cupboard. Provides access into the lounge diner, kitchen and stairs to the first floor.

Lounge diner

A spacious, light and airy, open plan lounge diner. This beautifully presented room has immaculate modern décor, a uPVC double glazed window overlooking the front of the property and uPVC double patio doors providing plenty of natural light and opening up onto the rear garden. There is decorative coving to the ceiling, central ceiling roses, decorative wall mounted light and two double panel radiators.

Kitchen

A contemporary and modern kitchen, with a range of shaker style cream wall and base units, contrasting work surfaces and tiled splash backs. There is a fitted double electric oven and grill, four ring gas burning hob set into the worktop with an extractor hood above and ceramic sink and drainer unit with mixer tap and plumbing for washing machine below. There are spotlights to the ceiling, a uPVC double glazed window overlooking the rear garden with a uPVC double glazed door leading out to the side of the property and wooden flooring.

First floor landing

A light and airy landing area, with a uPVC double glazed window, loft access to the ceiling with a handy pull down ladder providing access to the part boarded loft.

Family shower room

A stylish modern shower room with suite briefly comprising of: a large fitted vanity unit incorporating a hand wash basin with mixer tap and concealed cistern toilet, a walk in shower cubicle with ceiling mounted rainfall mixer shower, modern PVC splash backs and chrome towel heating radiator. There is a uPVC double glazed window with frosted glass and vinyl flooring.

Master Bedroom

A light and airy double bedroom, with decorative coving to the ceiling, a uPVC double glazed window overlooking the front of the property with a double panel radiator in place below.



Bedroom two

A spacious double bedroom with a uPVC double glazed window overlooking the rear garden and enjoying lovely elevated view over Whitehaven with a double panel radiator below and decorative coving to the ceiling.

Bedroom three

A well presented single bedroom, with a useful built in storage cupboard, a uPVC double glazed window overlooking the front of the property with a single panel radiator below.

Externally

To the front of the property there is an elevated driveway, which provides level off road parking. There are steps down to a lower path which leads to the side of the property where there is gated access to the rear garden. To the rear of the property there is a lovely low maintenance, split level garden. To the top level and there is an artificial lawn area with steps down to a large patio area with a useful shed.

TENURE

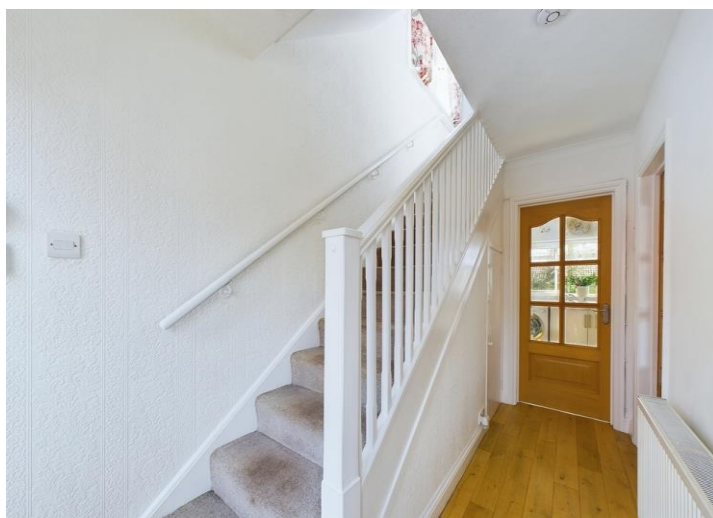
We have been informed by the vendor the property is freehold.

COUNCIL TAX BAND B

EPC C

LOW FEES, LOCAL EXPERTISE

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NOTE

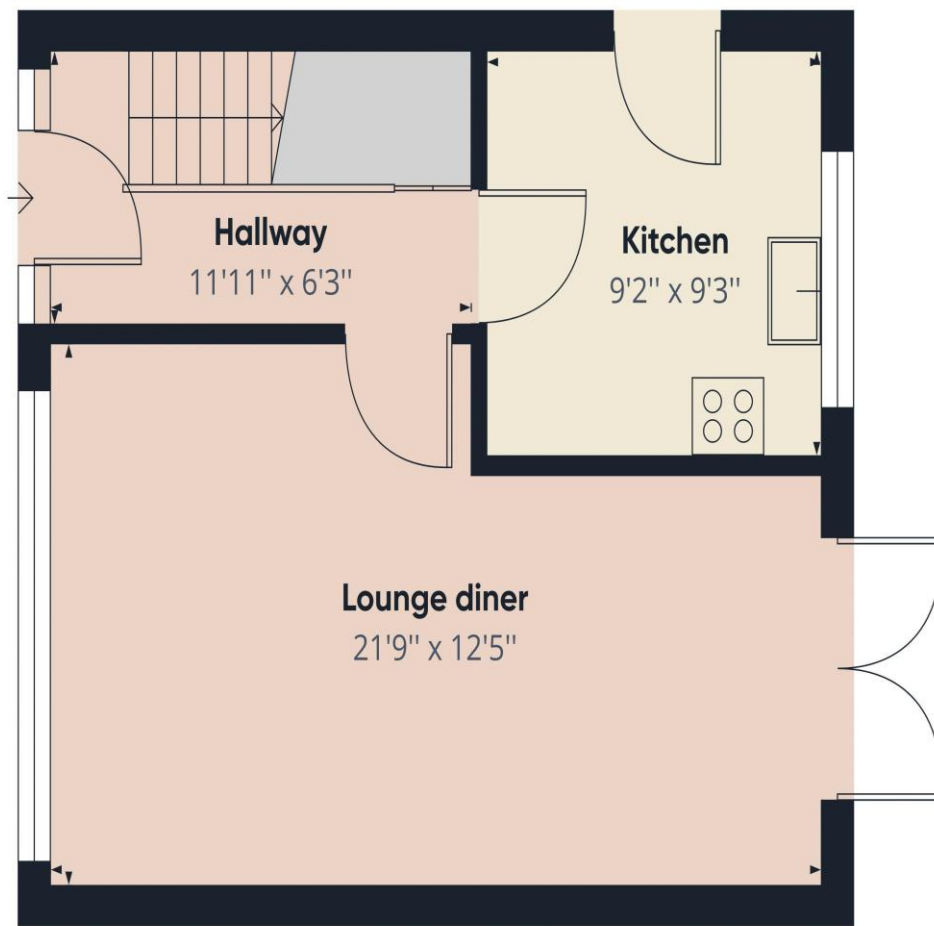
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Ground Floor

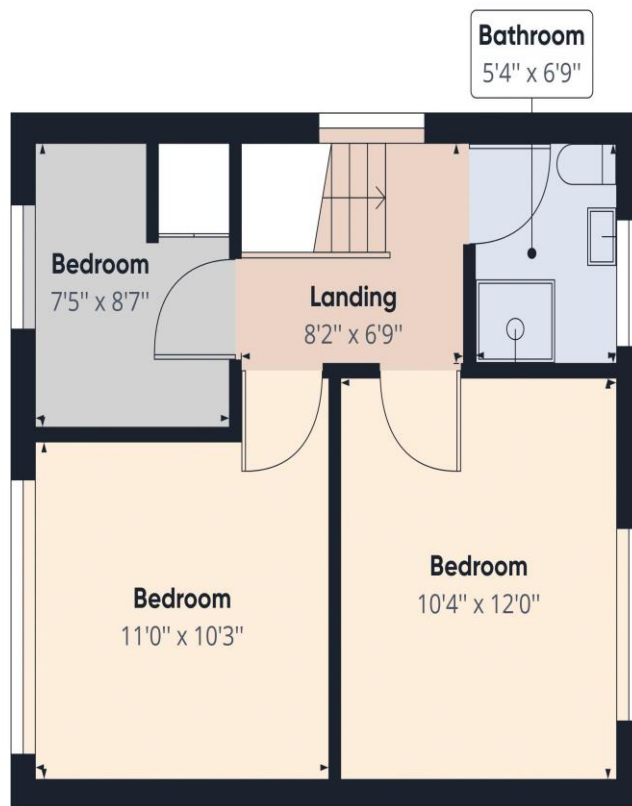


Approximate total area⁽¹⁾
408.86 ft²

(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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Floor 1



Approximate total area⁽¹⁾
389.88 ft²

(1) Excluding balconies and terraces

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