



Highly sought after area of Whitehaven

Offered for sale with no forward chain

Spacious conservatory looking onto the garden

Pleasant garden which gets the sun

An ideal downsize or retirement property

Set within a quiet cul-de-sac

Lounge with French doors

Spacious drive for off street parking

Benefits from four piece bathroom

Enjoys low running costs

Nestled in a quiet cul-de-sac, within a highly sought after area of Whitehaven, is this well presented home. A perfect choice for those looking to downsize or someone who is perhaps retired and looking for in easily maintained property with low running costs. Whitehaven town centre can be reached in just a 10 minute drive. Just two minutes away you will find a newly built garage which has a well stocked convenience store including its own butchers. The property has a driveway providing plenty of off street parking and a delightful garden which is easy to maintain and gets the sun throughout the day, making a lovely place in which to sit out and relax. Within the property there is a porch that leads to the lounge and the lounge features French doors which open up to the conservatory, a fantastic addition to the property. Also on the ground floor you will find the kitchen and a spacious under stairs storage cupboard. Heading up to the first floor there is a large cupboard and a double bedroom which enjoys lovely views over the garden and across Whitehaven. Also on the first floor there is a four piece bathroom suite. Properties like this are rather rare, offering great value for money and ease of maintenance. Please contact the office to arrange a viewing to appreciate all it has to offer.

ACCOMMODATION

Front porch

The front porch is accessed via a uPVC door with frosted glass panels. There is plenty of space for a coat rack and a shoe rack if desired. The porch leads through to the lounge.

Lounge

The lounge benefits from lots of natural light provided by the uPVC double glazed French doors which open up to the conservatory. The room enjoys plenty of warmth provided by the two double panel radiators and there is decorative coving, a TV point and a spacious under stairs storage cupboard. In addition to providing access to the conservatory, the lounge also leads to the kitchen and there are a stairs to the first floor landing.



Conservatory

A fabulous addition to the property is this dwarf wall conservatory which gets the sun throughout the day and looks out over the rear garden. The conservatory benefits from power points, tiled flooring, wall mounted lighting and a double panel radiator. There are fitted blinds and a fully glazed uPVC door leads out to the exterior of the property.

Kitchen

A compact kitchen which is easily maintained and comprises of: wall and base units, a complimentary worktop and tiled splash back's. There is a built in electric oven with a separate electric hob and an extractor fan is in place above. There is a stainless steel sink with drainer board and mixer tap set below a uPVC double glazed window which has a lovely outlook over the garden. There is plumbing for a washing machine, space for a fridge and a radiator is also in place. The kitchen houses the combi boiler.



First floor landing

Heading up to the first floor you will find three doors, one to the bedroom, one to the bathroom and one leads to a large cupboard.

Bedroom

A spacious, tastefully decorated, double bedroom with decorative coving, a radiator and a uPVC double glazed window which enjoys views over the rear garden and across Whitehaven.



Bathroom

A four piece suite comprising of: a bath, a shower, a toilet and a pedestal hand wash basin. There are part tiled walls, chrome heated towel rail, an extractor fan and a uPVC double glazed frosted glass window.

Exterior

When you arrive at the property you will notice the spacious driveway which provides plenty of off street parking. There is a delightful, yet low maintenance, garden which has a spacious patio, a well maintained lawn and a variety of plants and shrubs providing a splash of colour. The garden gets the sun throughout the day and is a lovely place in which to sit and unwind.

TENURE

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

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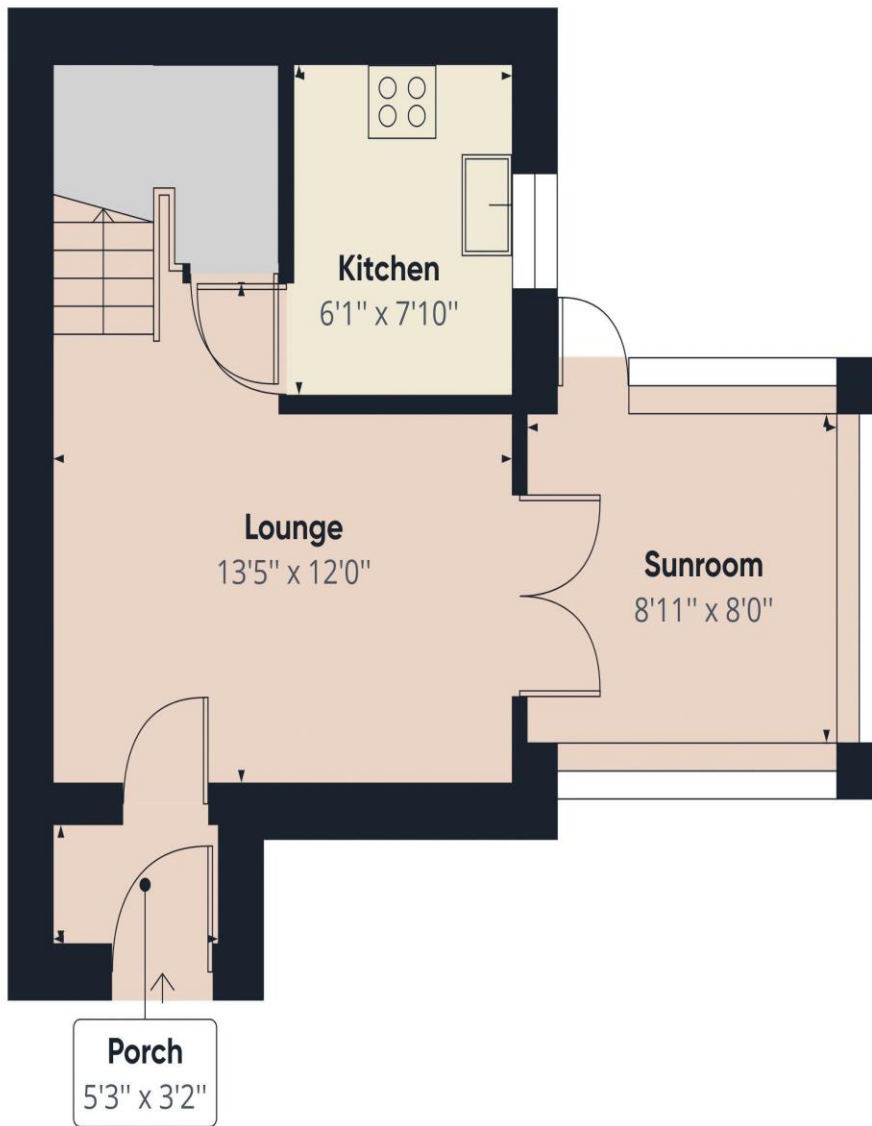
MORTGAGES

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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

Approximate total area⁽¹⁾
340.70 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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Approximate total area⁽¹⁾
186.69 ft²

(1) Excluding balconies and terraces

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Floor 1