



**Popular area within Whitehaven**

**Eye-catching, open plan kitchen/diner with French doors**

**Benefits from a separate utility and downstairs WC**

**Modern, generously sized bathroom**

**Sun trap garden to the rear**

**For sale with no forward chain**

**Lovely lounge with glazed doors**

**Three well presented bedrooms**

**Attractive outlook to the front onto greenery**

**Close to local schools and the A595**

For sale with no forward chain is this well presented three-bedroom semi-detached home. Perfect for first-time buyers, couples and with its three bedrooms families. The property is tastefully decorated and ready to move into, you simply need to unpack. The location of the property is excellent, with the A595 being just a minute's drive away, providing excellent transport links to the surrounding areas. Numerous schools are within walking distance and the town can be reached within just a 5 to 10 minute drive, making it an ideal choice for those with children. The property has plenty to offer including its stylish, open plan kitchen and diner with French doors that lead out onto the rear garden. On arriving at the property you will find yourself in the hallway, with its stylish glazed doors leading to the lounge and the open plan kitchen diner. The lounge is tastefully decorated and has a modern fireplace. The kitchen is light and airy and a door leads through to the separate utility, which in turn provides access to the handy downstairs WC. Heading up to the first floor there are three well presented bedrooms all having a pleasant outlook. The modern and generously sized bathroom is also located on the first floor. At the front of the property there is an attractive tiered garden with stone walls and a variety of plants. The rear garden gets the sun throughout the day, particularly in the afternoons and evenings, making it perfect for relaxing or enjoying a barbecue. Viewing is essential to fully appreciate all this property has to offer.

## ACCOMMODATION

### Hallway

The hallway is accessed by a composite door with frosted glass panels. The hallway has modern laminate flooring, an under stairs storage cupboard and a radiator. Stylish, fully glazed doors lead to the lounge, open plan kitchen/diner and stairs lead up to the first floor.

### Lounge

Spacious and well presented room benefits from a modern, wall mounted electric fire and there are power points above for a flatscreen wall mounted TV. The room has a large radiator, set below a uPVC double glazed window that has an attractive outlook onto the front garden and greenery beyond. The lounge also leads through to the kitchen/diner via a fully glazed oak veneer door.



### Kitchen/diner

This modern fitted kitchen incorporates a range of wall and base units which are high gloss and have a complementary worktop with built-in breakfast bar. The kitchen features a built-in electric oven with a separate hob and extractor canopy above. There is plenty of space for a breakfast or dining table and chair set by the French doors that lead out onto the decked area of the rear garden. A sink with drainer board and mixer tap is set below a uPVC double glazed window looking out onto the garden. A large radiator provides plenty of warmth. The kitchen leads to the utility room.



### Utility room

Here you will find plumbing for a washing machine and space for a tumble dryer below a handy work surface. The utility room also houses the Baxi combi boiler. There is tiled flooring and a door to the WC, whilst a half glazed uPVC door leads out to the exterior.

### WC

There is a toilet, tile flooring and a uPVC double glazed frosted window.

### First floor landing

The landing has a uPVC double glazed frosted window allowing in plenty of natural light, illuminating the landing and the hallway below. Oak veneer doors lead to all three bedrooms and the bathroom.

### Bedroom one

A spacious double bedroom with a radiator and a uPVC double glazed window enjoying a lovely outlook to the front.



### Bedroom two

A spacious second double bedroom with a useful alcove which could be used as a wardrobe with the addition of a rail. There is a radiator and a uPVC double glazed window which enjoys a pleasant outlook over the rear garden and the Cumbrian countryside is visible in the distance.

### Bedroom three

A generously sized third bedroom with a radiator and a uPVC double glazed window having a pleasant outlook onto greenery at the front.

### Bathroom

Modern bathroom suite comprising of a L-shaped bath, with matching glass screen, mixer tap and shower attachment. There is a wash basin with mixer tap, over a multi-drawer and cupboard vanity which provides useful storage. There is a toilet, chrome heated towel rail, part tiled walls and tiled floor. There is an extractor and a uPVC double glazed frosted window.

### Exterior

At the front of the property there is a tiered garden with eye-catching stone walls and a variety of shrubs. There is access around the left-hand side of the property, where you will find an adjoining outbuilding which is perfect for garden equipment or furniture. There is gated access to the rear garden. You can enjoy the sun from the decked area of the garden or on the good size lawn. There is also a patio, and the garden is a mixture of fenced and hedged around.

### TENURE

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

### COUNCIL TAX BAND A

### EPC D



## LOW FEES, LOCAL EXPERTISE

We are pleased to offer a family run, independent estate agent service in Cumbria, offering property sale services without the premium charges of high street estate agents. We have a range of low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown rapidly, largely due to recommendations and referrals from our many happy customers. Not only could we save you a fortune, but our customers also love our extended open hours, 7PM during the week and 5PM on Saturdays. We offer free valuations, provide great photography and a friendly team which is there to support and guide you from the initial marketing to completion of the sale of your property.



## MORTGAGES

Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for re-mortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



## 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<sup>(1)</sup>  
923.33 ft<sup>2</sup>



Floor 1

(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.

GIRAFFE360