



**Offered for sale with no forward chain**

**Ideal for first-time buyers or investors**

**Large light and airy lounge**

**Close to popular schools**

**Wraparound gardens**

**Large corner plot**

**Three good size bedrooms**

**Popular residential area**

**Walking distance to town centre**

**Excellent potential**

Offered for sale with no forward chain, is this three-bedroom, semi-detached home. Situated on a large corner plot and located in an increasingly popular area, on the outskirts of Whitehaven town centre. The property is just a few minutes walk to popular local schools and local amenities, with the town centre in easy reach. This would be an ideal purchase for first-time buyers, or perhaps a buy to let investor. The accommodation briefly comprises entrance hall, spacious, light, and airy lounge with a large, walk-in storage cupboard, kitchen, contemporary bathroom and separate WC, and rear hall which leads to a useful storage area, which would make a great utility space. To the first floor, there are three good size bedrooms Externally, the property boasts a large plot with wraparound gardens which are laid to lawn and walled around with gated access, The large plot offers excellent potential for extension (subject to planning). viewing is essential to appreciate the potential of this spacious home.



## ACCOMMODATION

### Entrance hall

entered through a uPVC double glazed door, the entrance hall has stairs to the first floor and provides access into the lounge.

### Lounge

A bright and spacious lounge, with a uPVC double glazed window overlooking the front of the property, there is a built-in cupboard, housing the meters, a double panel radiator, neutral décor, a TV point and a large, under stairs storage cupboard with frosted glass window, providing excellent storage.

### Kitchen

The contemporary kitchen has a range of white wall and base units, with contrasting work surfaces and tiled splash back. There is a stainless steel sink and drainer unit with mixer tap, a built-in, stainless steel oven, with electric hob, set into the worktop, with a stainless steel extractor hood above. The kitchen features a uPVC double glazed window, which overlooks the rear garden and there is a tile effect vinyl flooring. Provides access into the rear hall and bathroom.

### Bathroom

The bathroom suite briefly comprises, a bath, with mixer shower above, mixer tap and glass shower screen, there is tiled walls to the bath area, a pedestal sink and a large, built in storage cupboard. There is modern, PVC cladding to the wall, a frosted glass, uPVC window, a single panel radiator and tile effect vinyl flooring.

### Rear hall

Here you will find a uPVC double glazed door, with frosted glass, leading out onto the rear garden and an internal door leading to a large storage area, which would also make a great utility space.

### Separate WC

There is a toilet and uPVC double glazed window, with frosted glass and PVC panelling to the walls.

### First floor landing

The landing has loft access and a uPVC double glazed window, and the landing provides access into three bedrooms.



### **Master bedroom**

A large, double bedroom, with a generous, walk-in storage cupboard which makes an ideal wardrobe space. There is a uPVC double glazed window overlooking the front of the property, a single panel radiator and TV point.

### **Bedroom two**

A second, well proportioned double bedroom, with the lovely, original decorative fireplace, grate, and ornate surround. There is a uPVC double glazed window which overlooks the rear garden, a single panel radiator and TV point.

### **Bedroom three**

A generous sized single bedroom, with a uPVC double glazed window which overlooks the rear garden, there is a single panel radiator, and the bedroom also houses the combi boiler.

### **Externally**

The property enjoys a large corner plot, with wraparound gardens which are laid to lawn and walled around, with gated access. Subject to planning permission, this large plot offers the potential for extension.

### **TENURE**

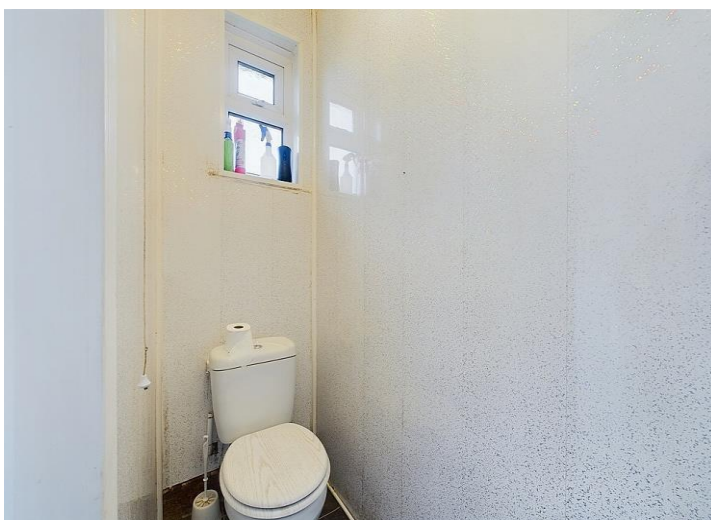
We have been informed by the vendor that the property is freehold.

### **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.





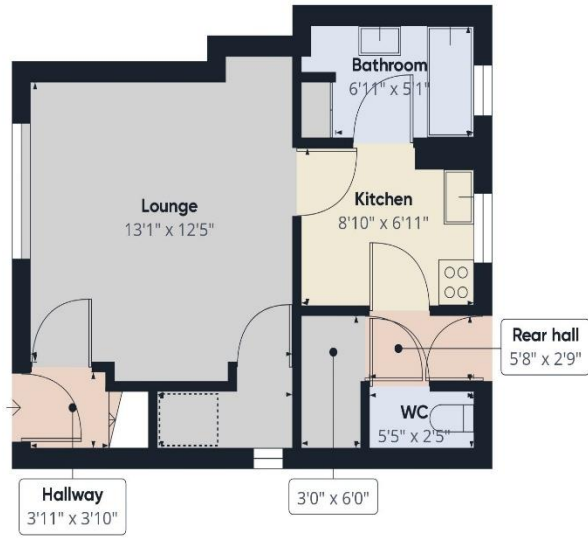
## MORTGAGES

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>  
745.95 ft<sup>2</sup>  
Reduced headroom  
8.87 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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