



Offered for sale with no forward chain

Stylish fitted kitchen

Close to popular local schools

Three, well presented, bedrooms

Immaculate throughout, ready to move into

Beautiful, modern bathroom

Driveway, garage and garden

Lovely "sun trap" garden

Offered for sale with no forward chain, situated in a highly sought after area of Whitehaven, this lovely property on Hillcrest Avenue is an immaculate three bedroom family home. Well-presented throughout the property and ready to move straight into, this home would be a superb choice of home for any couple or family. The area provides easy access to the amenities of the town centre and also the A595 for those who commute for work. Numerous schools including Jericho, Hensingham, Whitehaven academy and St Benedict's Catholic High School are within easy walking distance. The property has a useful porch, tastefully decorated lounge, which is open to a good size dining room. There is also a stylish modern fitted kitchen. To the first floor there are three beautifully decorated bedrooms and the modern family bathroom. Externally the property has a large driveway and garage to the front. There is also a pleasant front garden. To the rear of the property there is lovely, beautifully landscaped, garden which is mostly laid to lawn with lovely borders and a range of plants and flowers. There is also an elevated patio area, perfect for sitting out and enjoying the gardens. Internal viewing is highly recommended.

ACCOMMODATION

Entrance porch

Entered through a modern composite door with frosted glass panels and panoramic uPVC double glazed windows, tile effect laminate flooring and panelling to the wall. Provides access into the entrance hall through a uPVC double glazed frosted glass door with matching side panel.

Entrance Hall

With modern neutral décor and wood effect vinyl plank flooring, under stairs storage cupboard, double panel radiator. Provides access to the first floor via the stairs and into the lounge and diner.

Lounge

Well presented lounge, with feature gas fire set into a marble effect hearth and inset with decorative wooden surround. uPVC double glazed window overlooking the front garden, double panel radiator, TV aerial point, decorative coving to the ceiling and decorative wall lights.

Dining room

Featuring modern décor, decorative coving to the ceiling, uPVC double glazed window which overlooks the rear garden with a double panel radiator below. Provides access into the kitchen.

Kitchen

Contemporary, modern, kitchen. A range of high-gloss white wall and base units, with a contrasting work surfaces with matching up stones. Composite sink and drainer unit with mixer tap, fully integrated appliances including washing machine, dishwasher and fridge freezer. Built-in electric oven with four ring gas burning hob set into the worktop with modern black, glass, splash back and extractor hood above. With double panel radiator, tile effect flooring and uPVC double glazed window overlooking the rear garden.

First floor landing

With large built-in airing cupboard with single panel radiator and shelving. Loft access to the ceiling and uPVC double glazed window. Provides access into the bathroom and three bedrooms.

Bathroom

Stylish modern bathroom, with a suite briefly comprising of; L shaped shower bath with fixed glass shower screen and mixer shower with modern panel to splash back. Rectangular hand wash basin with waterfall tap built into a modern high-gloss vanity unit and pushbutton flush WC. With wall-mounted towel heating anthracite radiator, uPVC double glazed frosted glass window, extractor fan to the ceiling and mosaic style flooring.



Bedroom Two

Spacious, well presented, double bedroom. uPVC double glazed window overlooking the front of the property with single panel radiator below and modern neutral décor with decorative coving to the ceiling.

Master bedroom

Beautifully presented, well proportioned, double bedroom. Useful built-in wardrobes, uPVC double glazed window which enjoys a beautiful elevated view across Whitehaven with a single panel radiator below and modern décor.

Bedroom Three

Well presented, single bedroom, currently used as a home office space. With uPVC double glazed window overlooking the front of the property and single panel radiator.

Externally

To the front of the property there is a well presented garden, mostly laid to lawn, with a raised border which enjoys a range of shrubs and plants. Also featuring a block paved driveway providing off-road car parking for two vehicles which leads to the garage situated at the side of the property. To the rear of the property is a beautifully maintained garden with patio area and gravel borders, with a range of mature shrubs, trees and plants with central, well maintained, lawn.

TENURE

We have been informed by the vendor the property is freehold

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LOW FEES, LOCAL EXPERTISE

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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.





