



**Spacious kitchen with French doors to the exterior**

**Walking distance to the hospital and schools**

**Boasts a four piece bathroom and separate shower room**

**Low maintenance and pleasant outside space**

**Benefits from a drive for off-street parking**

**Spacious home set over three floors**

**Highly versatile ground floor room**

**Lounge features a multi-fuel stove**

**Fabulous open plan lounge and diner**

**Ideal home for couples and families**

The spacious, three-storey home offers plenty of versatility and would be an ideal choice of home for a young couple or family. The property is located in a quiet, residential area but its location has plenty to offer. Within walking distance is Whitehaven hospital and numerous schools, including Hensingham Jr School, Jericho School, Whitehaven Academy and St Benedict Catholic High School. A few minutes drive away is the local swimming pool with adjoining gymnasium and Whitehaven town centre can be easily reached in just 5 to 10 minutes. The property is certainly larger than first impressions, and as you step inside you will find yourself in the beautifully dressed dining room. The dining room could be used as a sitting room if desired and opens up to the lounge. This lovely room offers plenty of space and features a multi-fuel stove. The lounge has steps leading down to an inner hall. From here you can access the four piece bathroom, the spacious kitchen with French doors that lead out to the rear and the kitchen houses the boiler which was installed in 2023. From the inner hall you can access a highly versatile and spacious room that could be used as a downstairs bedroom, games room, playroom or hobby room, the choice really is yours. Heading up to the first floor you will find two well presented bedrooms, and a shower room. The stairs continue up to a substantial third bedroom located in the former loft space. The property benefits from a drive which provides off-street parking, and at the rear there is a pleasant, yet low maintenance outside space which is laid to patio, perfect for potted plants. Viewing is highly recommended to fully appreciate the space, versatility, and value the property offers.



## ACCOMMODATION

### Dining/sitting room

This lovely room is entered via a uPVC door with frosted plastic panels. There is lots of natural light with dual aspect uPVC double glazed windows. The room features a coal effect gas fire, set on a stone hearth, with matching inset and wood surround. The room has a double panel radiator, laminate flooring and opens up to the lounge.

### Lounge

As these two reception rooms are open plan, there is plenty of versatility between the lounge and dining/sitting room. The centrepiece of this room must be the multi-fuel stove set within the chimney breast. Either side of the chimney, you will find wall mounted lights, addition to the main ceiling light. There is a continuation of the modern, laminate flooring, a radiator, and a uPVC double glazed window. There are stairs down to a lower hallway and stairs which lead up to the first floor landing.

### Lower hall

Here you will find a useful cupboard and doors to the kitchen, versatile downstairs reception room and the bathroom.

### Kitchen

The spacious kitchen incorporates a range of wall and base units with a complementary worktop and tiled splash backs. The kitchen boasts a four door range cooker, with an eight ring gas hob, stainless steel splash back and stainless steel extractor canopy above. The kitchen has a stainless steel sink with draining board and mixer tap, set below a uPVC double glazed window. There is tile flooring, a radiator and the kitchen houses the combi boiler, which was installed in 2023. A lovely feature of this room is the French doors that open out to the rear garden.

### Versatile reception room

The spacious room offers a tremendous amount of versatility and could be used to meet the needs of your individual family. Perhaps you need a downstairs bedroom, or a hobby room, games room, playroom, or simply, a very spacious home office. There is plenty of natural light via two uPVC double glazed windows located at either end, and plenty of warmth, as each window has a radiator neatly set below. There are plenty of power points, ceiling spotlights and laminate flooring.





## Bathroom

The four piece bathroom suite comprises of a bath, shower cubicle, with monsoon showerhead, a toilet and pedestal hand wash basin with a glass shelf and mirror above. The room has partially tiled walls, tasteful décor, ceiling spotlights, an extractor fan, and a skylight.

## First floor landing

The landing has a uPVC double glazed window which allows in natural light. Leads to both bedrooms, the first-floor shower room and the third bedroom located in the former loft space.

## Bedroom one

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

## Bedroom two

A good-sized second bedroom with a radiator and a uPVC double glazed window to the rear.

## Shower room

A modern shower room comprising of a shower cubicle, with the control set on a tile surround, a toilet and pedestal hand wash basin with a glass shelf and mirror above, the shower room benefits from tiled flooring and an extractor fan.

## Bedroom three

This large bedroom in the former loft space has plenty of power points and ceiling spotlights in addition to the main ceiling light. There are connections for a flat screen wall mounted TV, a radiator and two uPVC double glazed windows. One of the windows enjoys a pleasant outlook across the town. This room has plenty of storage with under eaves storage cupboards.

## Exterior

At the front of the property there is a driveway providing off-street parking. At the rear you will find a low maintenance garden which is walled around. The garden is laid to patio which makes maintenance relatively easy and ideal for potted plants and garden furniture. There is also a handy garden shed.

## TENURE

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

## COUNCIL TAX BAND A

## EPC TBC





## 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.











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Ground Floor

Approximate total area<sup>1</sup>  
791.09 ft<sup>2</sup>

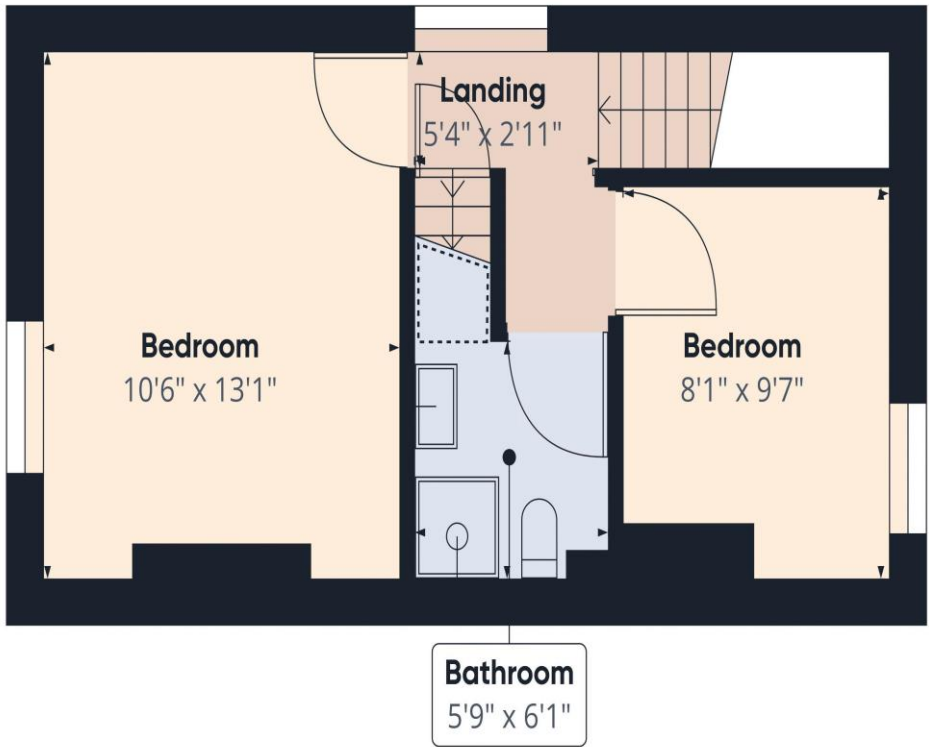
Reduced headroom  
8.59 ft<sup>2</sup>

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.

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Floor 1

Approximate total area<sup>1</sup>  
285.03 ft<sup>2</sup>

Reduced headroom  
4.63 ft<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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