



**Beautifully presented traditional terraced home**

**Stunning first floor bathroom with four piece suite**

**Three generous double bedroom**

**Low maintenance enclosed rear yard**

**Walking distance to the town centre**

**Two immaculate reception rooms**

**Ideal for first time buyers**

**Large separate rear garden**

**Quiet side street with no through traffic**

**Three useful outbuildings**

This beautifully presented, three double bedroom, traditional terraced home is the ideal purchase for first time buyers, couples, or family, or with its three bedrooms, a family. Tastefully decorated throughout and ready to move into, the property is within easy walking distance of Whitehaven town centre, and its picturesque harbour, offering easy access to local amenities. Not only does the property boast three spacious double bedrooms, including an impressive former loft room, but the property also benefits from two reception rooms and a garden with pleasant views. Located on a quiet side street, with no through traffic, the accommodation briefly comprises, entrance vestibule, leading to the entrance hall, with high ceilings and original cornice. There is a beautifully presented lounge, with log effect gas fire, set into the chimney breast, and a versatile, second reception room which is currently used as a dining room and is open to the kitchen. To the first floor, there are two spacious double bedrooms, and a stunning, modern bathroom with freestanding bath and separate shower. From the landing, there is access to the large former loft space, which is flooded with natural light from three skylight windows. This room would make a fantastic master bedroom. Externally, the property has a low maintenance rear yard, which boasts three separate storage areas in the outbuildings. There is also a large separate garden, which is laid to lawn and enjoys lovely elevated views.

## ACCOMMODATION

### Entrance vestibule

Entered through a modern composite door. The vestibule has high ceilings, with original cornice and original wooden glazed door with patterned glass which leads into the hallway.

### Hallway

The lovely, modern décor complements the original features, there is original cornice to the ceiling, dado rail and grey wood effect laminate flooring. The hallway features original panelled wooden doors, that lead into the lounge and dining room with stairs to the first floor.

### Lounge

A beautifully presented, light and spacious lounge. With immaculate, modern décor, log effect, gas fire, set into the chimney breast. There is high ceilings with original cornice and picture rail, and a uPVC double glazed window which overlooks the front of the property, with a retro style radiator below.

### Dining room

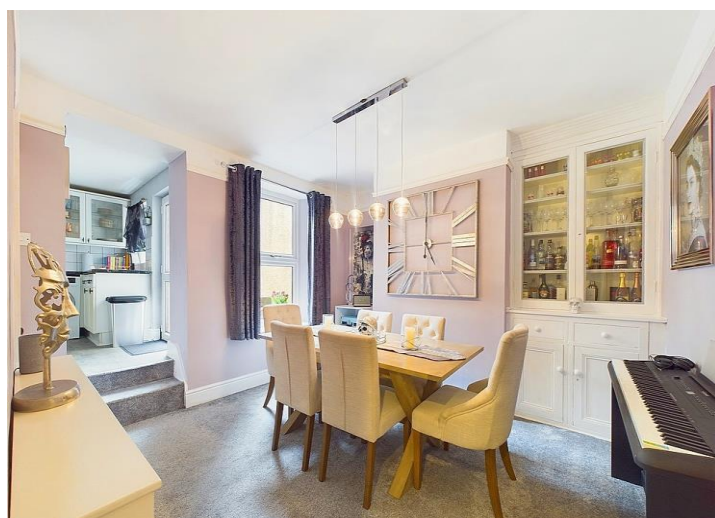
A lovely light and airy dining room, with an original cabinet built into the alcove with drawers, base units and glass fronted display units. There is a useful, under stairs storage cupboard, high ceilings with picture rail and a radiator. The dining room features stylish, low-level lighting and a uPVC double glazed window. Steps lead up to the kitchen.

### Kitchen

The contemporary modern kitchen, has a range of white wall and base units with contrasting black worksurfaces. There is a stainless steel sink and draining unit, with modern, black mixer tap and plumbing for a washing machine. The kitchen features a built-in electric oven, with electric hob and integrated extractor above, modern tile effect flooring, and tiled splashbacks, neutral décor, a wall mounted, anthracite, column style radiator and a uPVC double glazed window. A uPVC double glazed door with frosted glass leads out onto the rear of the property.

### First floor landing

The well presented landing area provides access into the bathroom, two double bedrooms and a door leads to the stairs to the attic bedroom.



### **Bathroom**

The recently upgraded, stylish bathroom, features a luxury, freestanding modern bath, with floor mounted mixer tap and handheld jet shower attachment. There is a large, corner shower cubicle with mirrored door, mixer shower, with wall mounted showerhead and stylish, subway tiled splashback. There is a pedestal sink with mixer tap and tiled splashback, and a pushbutton flush toilet. The bathroom is immaculately presented with, modern décor, mosaic effect flooring, an anthracite towel heating radiator, a wall mounted LED mirror, and a uPVC double glazed frosted glass window.

### **Bedroom three**

A generous third double bedroom, with modern neutral décor, a uPVC double glazed window, which overlooks the rear of the property, with a radiator below and built-in cupboard.

### **Master bedroom**

This beautifully presented, light and spacious master bedroom has stylish, modern décor, a uPVC double glazed window overlooking the front of the property, with a radiator below and decorative coving to the high ceilings.

### **Attic bedroom**

This generously proportioned bedroom, has a vaulted ceiling and is flooded with natural light from three Velux skylight windows. There is a wall mounted TV point, a radiator, and modern, neutral décor.

### **Externally**

The property has plenty of kerb appeal, with a lovely, raised patio area to the front which is walled around. To the rear of the property, the gated rear yard offers a low maintenance space and boasts three outbuildings, offering excellent storage. Beyond the rear yard, the property has a large, rear garden which is mostly laid to lawn and accessed via a shared laning at the rear.

### **TENURE**

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

### **COUNCIL TAX BAND A**

### **EPC TBC**



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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



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>  
1172.5 ft<sup>2</sup>

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

(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.

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