



**Enjoys a view towards the sea**

**Generously sized lounge**

**Good size kitchen with plenty of units**

**Boasts three spacious bedrooms**

**Spacious driveway and pleasant garden**

**Versatile dining/sitting room**

**Bathroom plus downstairs WC**

**Quiet residential area**

Located on a quiet road, you will find this three bedroomed home. Offering good value for money, the property would suit a first-time buyer, couple or with its spacious three bedrooms a family. The property is located just a few minutes drive from Whitehaven town centre and enjoys a view towards the sea from numerous front windows. The property is set on a good size plot and has a large driveway to the front, and a pleasant garden which sweeps around the side, to the rear. Within the property there is a hallway that leads to a good size lounge. The lounge opens up to a versatile dining area which could also be used as a seating area or TV area and has patio doors that lead out onto the garden. The kitchen is certainly a good size and has plenty of units which provide ample storage. The ground floor also benefits from a downstairs WC. Heading up to the first floor you will find three spacious bedrooms and the family bathroom. To view this property, its pleasant location and the amount of space it offers, as well as its excellent value for money please contact the office to arrange a viewing.

## ACCOMMODATION

### Hallway

The hallway is accessed via a uPVC door with frosted glass panels. The hallway benefits from a radiator and leads to the lounge, kitchen, downstairs WC and there are stairs to the first floor Landing.

### Lounge

This generously sized room features a lovely view towards the sea from the front uPVC double glazed window. There is also a feature fireplace, and above you find connections for a flat screen wall mounted TV. The room has a useful built-in cupboard and two radiators which provide plenty of warmth. An arch opens up to the dining room.



### Dining room

This room has lots of natural light by the large, uPVC double glazed window and patio doors that lead out onto the garden. There is plenty of space for a dining table and chair set.

### Kitchen

A spacious kitchen, which incorporates a range of wall and base units, with a complementary worktop and tiled splash backs. There is a built-in electric oven and grill, with a separate electric hob and an extractor fan in place above. There is a 1.5 sink with draining board and mixer tap, set below a uPVC double glazed window. There is a radiator and a half glazed uPVC door that leads out to the exterior.



### WC

Here you will find a toilet and corner wash basin with mixer tap and tile surround. There is an extractor and UPVC double glazed frosted window.

### First floor landing

On the landing, there is a uPVC double glazed window with a view towards the sea. The landing leads to all three bedrooms and the bathroom.

### Bedroom one

A good size double bedroom, with a radiator and a uPVC double glazed window to the rear.



### **Bedroom two**

A second double bedroom, which has a radiator and a uPVC double glazed window looking out to the rear.

### **Bedroom three**

The third bedroom is also a good sized room, larger than many third bedrooms. The room has a radiator and a uPVC double glazed window which enjoys a view towards the sea.

### **Bathroom**

Comprises of a bath with shower above. There is a toilet and pedestal hand wash basin. The bathroom has part tiled walls, a radiator, and a uPVC double glazed frosted window.



### **Exterior**

At the front, towards the side of the property you'll see a spacious, block paved driveway which provides plenty of off-street parking. The garden continues around the side of the property, where you will find raised beds and a low maintenance gravel bed. The rear garden is securely fenced and walled around, making it suitable for anybody with young children or pets. The rear garden has patio areas, low maintenance gravel beds along with borders, which have a variety of plants and flowers providing a splash of colour.

### **TENURE**

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

### **COUNCIL TAX BAND A**



### **EPC TBC**



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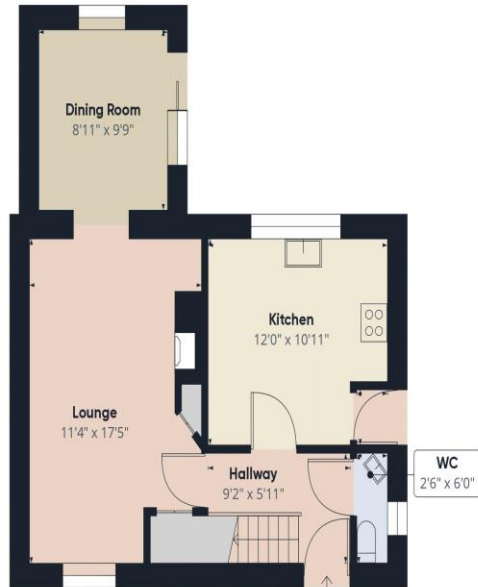
## MORTGAGES

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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



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

(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.

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