



**Stunning, panoramic, elevated coastal and sea views**

**Enjoy views across the Solway Firth and toward Scotland**

**Beautifully presented lounge with a fabulous view**

**Stylish bathroom and luxurious master ensuite**

**Two minutes to the town centre and excellent transport links**

**Boasts a spacious conservatory**

**Three tastefully decorated bedrooms**

**Popular area of Whitehaven**

**Master bedroom enjoys fabulous views**

**Pleasant, low maintenance gardens**

There are not many properties where you can enjoy such an impressive view as from this lovely home. From its elevated position, you can enjoy views of the Cumbrian coastline, across the Solway Firth and toward Scotland. The views can be particularly enjoyed from the lounge window and master bedroom. The property is tastefully decorated and will be the perfect choice of home for first-time buyers, young couple or with its three bedrooms would also suit a family. The property is set on the edge of a popular area of Whitehaven and is just a two minutes drive into Whitehaven town centre and the A595 is a stone's throw away, providing excellent transport links to the surrounding areas. For those with children Bransty Primary School is within easy walking distance. As you arrive at the property, you will certainly notice it has plenty of kerb appeal, with its stylish render which is in excellent condition and stylish, black framed windows and matching front door. Step inside and you'll find yourself in the hallway, which leads through to a lovely lounge with its eye-catching floor and large window which makes the most of the fabulous view. Beyond the lounge, there is a generously sized and well-maintained kitchen. The kitchen leads through to a rear hall which in turn leads out to the garden and to a stylish downstairs bathroom and WC. A fabulous feature of the property is the spacious conservatory which has an insulated roof, allowing all year round use. Heading up to the first floor, you will find three well presented bedrooms, one currently used as a home office, and one is used as a dressing room. The master bedroom is beautifully presented and has a truly wonderful view. Not only that the master bedroom boasts a rather luxurious ensuite shower room. The garden both front and the rear are designed with low maintenance in mind and plenty of choice in where to place garden furniture and enjoy the sunshine. To fully appreciate this property, it's convenient location, excellent condition and of course the impressive views, please contact the office to arrange a viewing.



# ACCOMMODATION

## Hallway

The hallway is accessed via a composite door with frosted glass panels. There is beautiful parquet style LVT flooring. You will also find a designer radiator and a fully glazed door that leads through to the lounge and there are stairs that lead up to the first floor landing.

## Lounge

What you certainly cannot miss from this lovely room is the fabulous, elevated view of the Cumbrian coastline, across the Solway Firth and toward Scotland. The uPVC triple glazed window allows in lots of natural light and the size of the window only maximises the delightful view. The room has a continuation of the stylish parquet style LVT flooring that was found in the hallway. There is an under stairs storage cupboard, TV point and a designer column radiator. A stylish door, the type you will find throughout the property leads through to the kitchen.

## Kitchen

This well-maintained kitchen incorporates a range of wall and base units with a contrasting worktop. There is a built-in electric oven with a separate gas hob and stainless steel extractor in place above. Either side of the cooker you will find uPVC double glazed windows that allow in plenty of natural light and look out to the conservatory and garden beyond. The kitchen has tile flooring and a designer radiator. Leads through to a rear hallway.

## Rear hallway

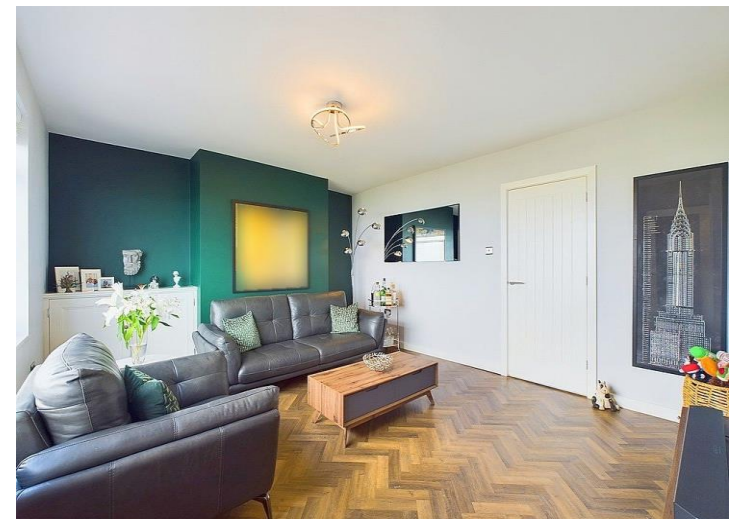
The hallway has tiled flooring and leads to the downstairs bathroom, WC whilst a half-glazed uPVC door leads through to the conservatory.

## Conservatory

A fabulous addition to the property is the spacious conservatory, which boasts a solid roof keeping it cooler in summer and warmer in winter, allowing for all year round use. There is Karndean flooring, a pleasant sea view and of course a lovely outlook onto the rear garden. The rear garden can be accessed via the uPVC French doors.

## Bathroom

The stylish bathroom comprises of a bath with central waterfall mixer tap and both rainfall and handheld showerhead, the control is set on a stylish, easy clean PVC panelling. There is a wash basin with waterfall mixer tap set over two door vanity unit, with a mirror above that has integrated LED lights. The bathroom has stylish tiled walls, tile flooring, a chrome heated towel rail, ceiling spotlights, an extractor, and a uPVC double glazed frosted window.





## WC

Here you will find a pushbutton toilet, set within a vanity unit that has side cupboards providing useful storage. There is the same stylish tiled walls and flooring found in the bathroom, ceiling spotlights, a uPVC double glazed frosted window and you will also find the combi boiler.

## First floor landing

The landing has a window which not only allows in plenty of natural light but also has a fabulous view of the sea and toward Scotland. There is a handy power point on the landing and stylish doors lead through to all three bedrooms.

## Master bedroom

This lovely double bedroom has a large, triple glazed window enjoying a similar view to the lounge, only more elevated. From the window you can look across the Cumbrian coastline, the Solway Firth and towards the Scottish coastline. The room is beautifully presented and has a designer radiator, modern flooring and also boasts a beautiful ensuite shower room.

## Master ensuite

This stunning ensuite shower room comprises of a shower cubicle with a large, rainfall showerhead and alcove set within the shower. There is a beautiful vanity units with a mirror above that has LED lighting. You will also find a pushbutton toilet, ceiling spotlights and a black heated towel rail. The walls and floor are beautifully tiled.

## Bedroom two

A second double bedroom which is currently used as a walk-in wardrobe/dressing room. There is a deep designer radiator and a uPVC double glazed window to the rear.

## Bedroom three

A good sized and well presented third bedroom with modern flooring, a radiator, and a uPVC double glazed window. This room not only makes an excellent third bedroom but as you will currently see also makes an excellent home office.

## Exterior

At the front of the property, there is a patio area and large gravel and stone area which could be used for garden furniture, from which to enjoy the fabulous sea view. The front of the property has areas of chipped bark allowing ease of maintenance. There is space along the right-hand side with access to the rear garden. The rear garden has also been designed with ease of maintenance in mind and is layered with mixed coloured gravel. There is a pleasant seating area and a variety of shrubs and plants 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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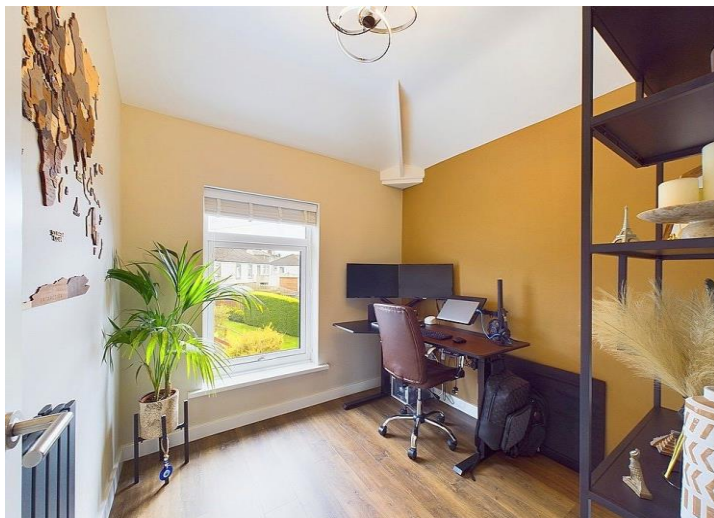


#### NOTE

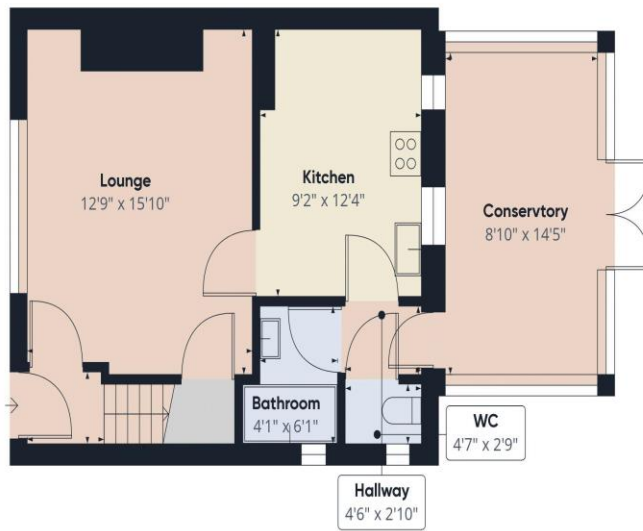
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify 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.











Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
945.3 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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