



**Beautifully presented semi-detached home**

**Contemporary modern kitchen**

**Driveway providing off-road parking**

**Tastefully decorated throughout**

**Popular residential area**

**Stylish modern bathroom**

**Two generous double bedrooms**

**Lovely gardens front and rear**

**Ideal for first time buyers**

**Walking distance to local schools**

Beautifully presented and well maintained throughout, this lovely property is perfect for first time buyers, couples or families, situated in a popular residential area with easy access to West Cumberland Hospital, local primary schools, including Jerico and Hensingham, as well as Saint Benedicts Catholic High School and Whitehaven Academy which are all within walking distance. There are excellent public transport links and Whitehaven town centre, with its local amenities and picturesque harbour is easily reached. The property boasts off-road parking to the front, with a driveway and is tastefully decorated throughout and ready to move into. The accommodation, briefly comprises entrance hall, beautifully presented lounge, contemporary modern kitchen with Karndean flooring and integrated appliances. There is also a utility cupboard and a rear hall with storage area. To the first floor, there are two generously proportioned, and immaculately presented, double bedrooms, with the master bedroom boasting a walk-in wardrobe. The stylish, bathroom is also located on the first floor. Externally, the property enjoys off-road parking and well maintained gardens to the front, as well as a rear garden, with lovely patio area, gravel, seating area and a well maintained lawn with mature hedgerows to the boundaries. Viewing is essential to appreciate this lovely home.



## ACCOMMODATION

### Entrance hall

Entered through a modern, uPVC double glazed door with frosted glass panels. The entrance hall has open stairs to the first floor, modern neutral, décor, and a radiator. A wooden glazed door leads into the lounge.

### Lounge

The beautifully presented lounge has tasteful, modern décor, finished with decorative coving to the ceiling. There are two uPVC double glazed windows, overlooking the front of the property and providing plenty of natural light, with a radiator below. On the chimney breast, there is a feature fire, with surround, hearth, and mantle. The modern décor is complemented by the wood skirting and architraves to the doors. There is a wall mounted TV point and access into the kitchen.



### Kitchen

A stylish, contemporary kitchen diner, with a range of high gloss, wall and base units, with beautiful contrasting wood affect work surfaces and modern tiled splashbacks. There is a composite sink and drainer unit, with mixer tap and an integrated dishwasher below. The kitchen features an integrated undercounter, fridge and a built-in electric oven, with integrated microwave oven above, and a gas hob, set into the worktop with stainless steel extractor hood above. There is modern, pendant lighting and the room is finished with tasteful décor, the kitchen also features a vertical, anthracite radiator, Karndeian flooring, and a utility cupboard which houses the boiler and has plumbing for a washing machine. A uPVC double glazed window overlooks the rear garden.



### Rear hall

The rear hall has a storage space, ideal for a fridge freezer, with electric points, mosaic flooring and a uPVC double glazed frosted glass window. A uPVC double glazed door with frosted glass leads out onto the rear garden.

### First floor landing

The well presented landing area, has a uPVC double glazed window, providing plenty of natural light, with tasteful, modern décor, with contrasting wooden doors leading into the bedrooms and bathroom.





### Master bedroom

This stunning master bedroom has tasteful, neutral, décor, a large, walk-in wardrobe area with hanging rails and an additional built-in storage cupboard. There is a recess area ideal for wardrobes, two uPVC double glazed windows looking out over the front of the property and providing plenty of natural light.

### Bedroom two

a second, generously proportioned and well presented double bedroom, with tasteful décor, decorative coving, a uPVC double glazed window which overlooking the rear garden and a radiator.

### Bathroom

The gorgeous family bathroom incorporates a large bath, with mixer tap and wall mounted shower attachment, with a glass shower screen. There is a high gloss, vanity unit, incorporating a hand wash basin, with waterfall mixer tap and a pushbutton flush toilet. With modern, slate effect wall tiles and tiled flooring, a chrome towel, heating radiator and a uPVC double glazed frosted glass window.

### Externally

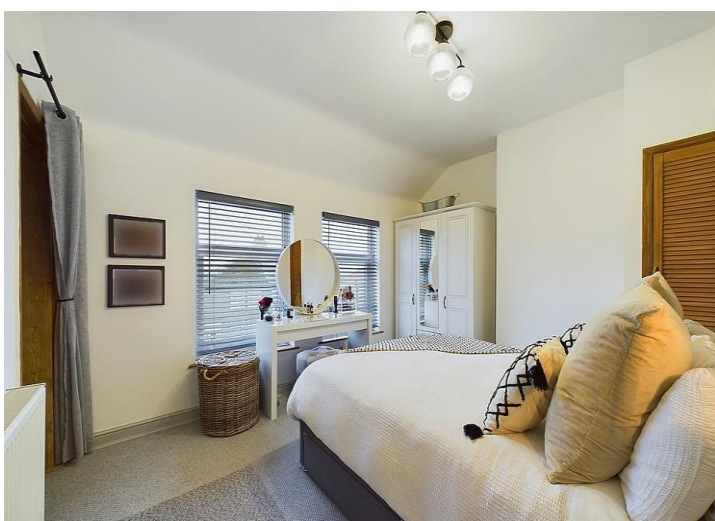
The property boasts off-road parking with a driveway. To the front, there is a well maintained front garden, with gated access to the side, where there is a large patio area. To the rear of the property, there is a gravel seating area and a well maintained lawn, as well as a useful, storage shed. A beautifully maintained garden is the perfect place to relax and unwind of entertaining friends and family.

### TENURE

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

### COUNCIL TAX BAND A

### EPC TBC





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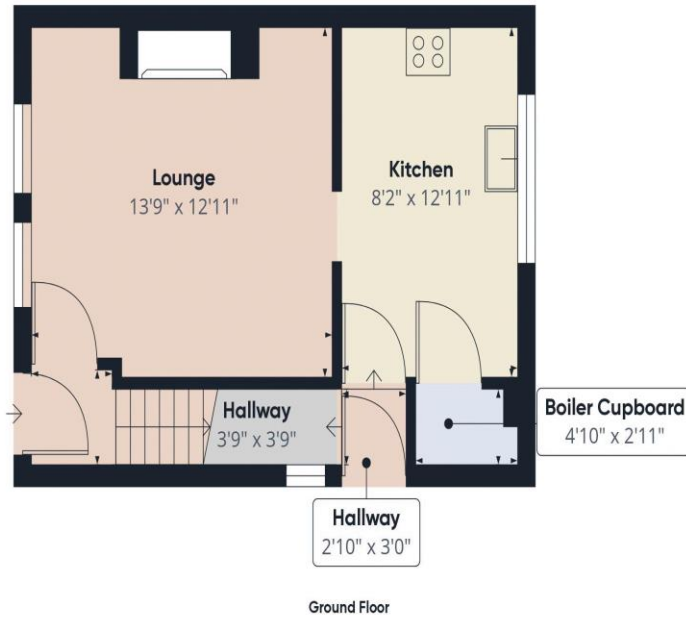


## NOTE

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.







Approximate total area<sup>(1)</sup>  
664.07 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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