



Offered for sale with no forward chain

Good size open plan kitchen diner

Front and rear gardens

Three bedrooms

Walking distance to local schools

Spacious semi-detached property

Conservatory

Popular residential area

Contemporary modern bathroom

Excellent potential

ideal for anyone looking to put their own stamp on a property. Located on a quiet cul-de-sac in an increasingly popular residential area, just outside the town centre. Numerous schools including St Gregory's and St Patrick's Catholic School and Valley Primary School and Nursery are all within walking distance. Whitehaven town centre can also be reached with a 10 minute walk or two minute car journey. The accommodation briefly comprises, entrance hall, spacious open plan kitchen diner with a breakfast bar separating the two areas and patio doors leading to the conservatory. There is a good size lounge, which is open to the dining area, creating a lovely open plan space, with clearly defined areas. To the first floor, there are two good size double bedrooms, with the master having fitted wardrobes, there is also a single bedroom to the front of the property, with fitted wardrobes. Externally, the property benefit from pleasant front and rear gardens, with a patio to the rear of the house and a lawn with mature tress to the borders. Viewing is essential to appreciate the potential of this lovely home.

ACCOMMODATION

Entrance hall

Entered through a uPVC double glazed door with frosted glass. The spacious entrance hall has modern, neutral décor, a radiator with fitted cover, a uPVC double glazed window overlooking the side of the property. There is an open, under stairs storage area, stairs to the first floor and access into the kitchen diner.



Kitchen diner

A spacious, open plan kitchen diner, with a breakfast bar separating both areas and creating a fantastic family space. To the kitchen area is a range of wood wall and base units, with contrasting work surfaces and tiled splash backs. There is a 1.5 composite sink and draining unit with mixer tap, a stainless steel and glass double oven and grill and a stainless steel gas burning hob set into the worktop, with integrated extractor hood above. There is plumbing for a washing machine, an integrated fridge and freezer, ceiling spotlights and a uPVC double glazed window which overlooks the rear garden. The kitchen also houses the combi boiler. The dining area has open access to the lounge and benefits from uPVC double glazed patio doors, which lead into the conservatory at the rear of the property and provide plenty of natural light. There is ceiling spotlights a radiator, fitted with modern cover, and a second radiator to the kitchen area.



Lounge

Bright and spacious lounge with a uPVC double glazed bay window which overlooks the front of the property. There is a decorative gas fire, with marble surround, set into the chimney breast, decorative coving, a central ceiling rose and decorative wall lights. The lounge benefits from a radiator with contemporary cover and TV connections.



First floor landing

Here you will find loft access to the ceiling, a uPVC double glazed window and providing access into three bedrooms and the family bathroom.

Master bedroom

Located at the front of the property This well presented, spacious double bedroom. has a uPVC double glazed window, overlooking the front of the property, with a range of useful built-in wardrobes. The bedroom features an over bed fitment and built-in bedside cabinets as well as a built-in dressing table with wall mounted mirror and a radiator.

Bedroom two

A second well proportioned light and airy double bedroom with a uPVC double glazed window which overlooks the rear of the property, with a radiator below. There is a built-in storage cupboard and ceiling spotlights.

Bedroom three

The good-sized bedroom benefits from a range of fitted wardrobes and drawers, offering excellent storage, and making great use of the over stairs space. There is a uPVC double glazed window which overlooks the front of the property with a radiator below.

Family bathroom

A contemporary, modern family bathroom with suite briefly comprising pushbutton flush toilet, pedestal sink with mixer tap and bath with electric shower above, with bi-folding glass shower screen. The bathroom features a chrome towel heating radiator, ceiling spotlights and panelling and contemporary, modern tiles to the wall, wood effect vinyl flooring and a uPVC double glazed window with frosted glass.

Externally

To the front of the property there is a pleasant, low maintenance front garden with central pathway boasting gravelled borders and a lawn area which is walled around with gated access. To the rear of the property, is a good size rear garden with patio area which is walled around with a decorative low wall, and a lawned area. To the rear of the garden, is a range of mature shrubs and trees creating privacy to the rear and adding 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

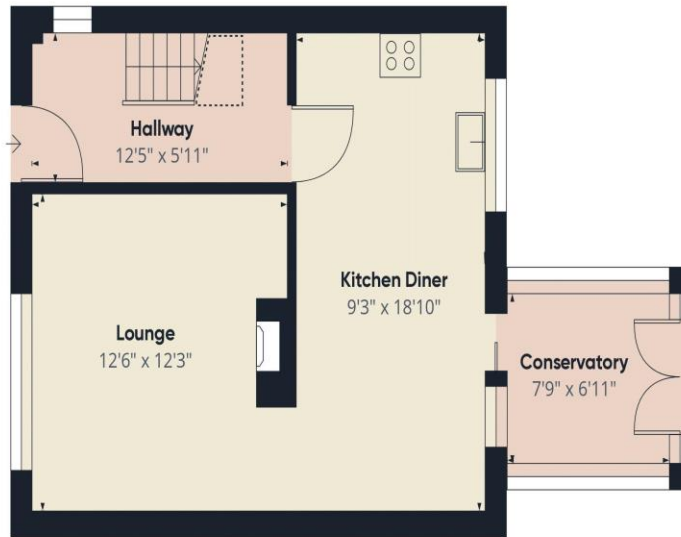
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NOTE

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⁽¹⁾
859.94 ft²

Reduced headroom
12.54 ft²

(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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