



Located in a highly sought after area of Whitehaven

Good size lounge with large window

Stunning first floor bathroom plus ground floor WC

Close to local schools

New boiler and Hive system installed in 2020

Well presented three bedroom property

Stylish kitchen diner

Tastefully decorated throughout

Pleasant front and rear garden

New roof, with flat tiles in 2020

Located in a highly sought after area of Whitehaven, this lovely three-bedroom home offers excellent value for money and is priced to sell. Well presented throughout, the property would make an ideal home for first time buyers, couples or families. Within easy reach are popular schools, including Jericho, Hensingham, Whitehaven and St Benedict's. The property is light and airy throughout and has been tastefully decorated. The property also enjoys a pleasant outlook over a grassed playing area to the front. Whitehaven town centre is just a five-minute drive away with its shops, cafes, wine bars and stunning harbour. The accommodation briefly comprises, entrance hall, which leads to a well-presented lounge. A spacious kitchen diner and useful downstairs WC. To the first floor, there are three good size bedrooms and the contemporary modern family bathroom. Externally, the property has a pleasant lawned garden to the front and low maintenance patio style garden to the rear, with double gated access for a car, this would also make convenient off-road parking. We expect interest to be high and recommend early viewing.

ACCOMMODATION

Entrance hall

Entered through a modern, composite door with patterned glass panels. The stylish hallway features a built in storage unit perfect for shoes, modern, wood effect flooring, an open, under stairs storage space, a radiator and decorative coving. There are open stairs to the first floor and stylish doors lead to the lounge, kitchen an under stairs storage cupboard and a useful WC. There is also access to the rear garden via a half glazed uPVC double glazed door.

Lounge

The well presented lounge is flooded with natural light, from the large uPVC double glazed window that looks out to the front. There is a continuation of the wood effect flooring found in the hallway, decorative coving, and a large radiator. The lounge features a useful alcove area and there are connections to house a large, wall mounted TV.

Kitchen

The kitchen has a range of cream, shaker style wall and base units, with contrasting black worksurfaces and up stands and high gloss, cream tiled splash backs. The kitchen has an integrated, stainless steel double oven with a separate, five ring, gas burning hob set into the worktop, with a curved glass and stainless steel extractor above. There is an integrated dishwasher, and space and connections to house a washing machine, tumble dryer and a freestanding fridge freezer. A stainless steel sink and draining unit is set below a uPVC double glazed window, that looks out over the rear garden. There is plenty of space to house a dining table and chair set and the kitchen benefits from connections to house a wall mounted, flat screen TV, wood effect flooring and a radiator.

WC

This useful ground floor WC has a toilet and handwash basin, set over a vanity unit providing ample storage, with tiled splash back. There is modern, mosaic, tile effect flooring and the WC houses the Baxi combi boiler with Hive system that was installed in 2020.

First floor landing

Here you will find a large linen cupboard, decorative coving and provides access to all bedrooms, bathroom, and the loft.



Bedroom one

This bright and airy bedroom has wood effect laminate flooring, a uPVC double glazed window, a useful built in storage cupboard and a radiator.

Bedroom two

Like the first bedroom, the second bedroom is bright and airy and features the same wood effect flooring. There is a uPVC double glazed window, fixings and connections for a wall mounted TV and a radiator.

Master bedroom

Again, you will find a continuation of the modern, wood effect flooring in the first two bedrooms. There is a large uPVC double glazed window with a radiator below, and connections to house a wall mounted TV.



Bathroom

The stylish bathroom was newly installed in 2021 and benefits from fully tiled walls and contrasting tiled flooring. There is a P-shaped bath, with fitted glass screen and shower above, with both rainfall and handheld shower. There is a toilet with pushbutton flush and a pedestal hand wash basin. The bathroom boasts an anthracite towel heating radiator, spotlights, extractor fan and a frosted glass uPVC double glazed window.

Externally

The property has a pleasant lawned garden to the front and low maintenance patio style garden to the rear, with double gated access for a car, this would also make convenient off-road parking.

TENURE

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

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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[®]

883.26 ft²

Reduced headroom

14.88 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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