



For sale with no forward chain

Deceptively spacious, set over three floors

Quiet, sought-after residential area

Generously sized lounge and kitchen

Boasts three double bedrooms

Spacious four piece bathroom suite

Good size yard to the rear

Ideal investment or first home

Set over three floors is this deceptively spacious home. Perfect for first-time buyers, looking for value for money, or it may attract the attention of a buy to let investor. The property is set in a quiet and sought-after residential area, of Moresby Parks and is set away from the main road, meaning it feels very peaceful both inside and out. There is a school just a few minutes walk from the property and numerous other schools are just a five-minute drive away at Whitehaven, including Whitehaven Academy and St Benedict Catholic high School. The town of Whitehaven with its wide variety of shops and picturesque harbour can be reached in just a 5 to 10 minute drive. The home, which is sold with no forward chain will be ideal purchase for first-time buyers who want space and value for money. It may also attract the attention of a buy to let investor as it is not often you can buy a three bedroomed home for this sort of money. The property has a lounge which leads through to a good size kitchen. On the first floor you will find two double bedrooms. The stairs continue up to a second floor landing which lead to a third double bedroom and the spacious four piece bathroom. Externally, the property has a good size yard to the rear, with plenty of space to sit out and enjoy the sunshine. Viewing is highly recommended to appreciate the value for money this property offers.

ACCOMMODATION

Lounge

The lounge is entered by a uPVC door with a frosted glass panel. A spacious lounge featuring wall mounted lighting and an alcove set within the chimney breast where you will find a slate hearth. There is modern laminate flooring, a radiator and a uPVC double glazed window to the front. A door leads through to the kitchen and there are stairs to the first floor landing.



Kitchen

A fitted kitchen incorporating a range of wall and base units with a complementary worktop and tile splash back. There is a built-in electric oven and separate grill with extractor above. A ceramic sink with drainer board and mixer tap is set below a uPVC double glazed window. The kitchen has tiled flooring, a radiator and a half glazed uPVC door leads out to the exterior.

First floor landing

The landing provides access to the first two bedrooms and there are stairs to the second floor landing.

Bedroom one

The double bedroom benefits from a cupboard housing the Worcester combi boiler. There is an additional storage cupboard, wood flooring, a radiator and a uPVC double glazed window to the rear.

Bedroom two

A spacious double bedroom with a radiator and a uPVC double glazed window offering a pleasant outlook onto greenery at the front.

Second floor landing

The landing leads to the third bedroom and the bathroom.

Bedroom three

A third double bedroom with laminate flooring, a radiator and a Velux window without a blackout blind.



Bathroom

The spacious four piece bathroom suite comprising of a bath, shower, toilet and pedestal hand wash basin. There is an under stairs storage cupboard, partially tiled walls, wood flooring, a radiator and a Velux window with blackout blind.

Exterior

At the rear of the property, there is a good size, square yard with a patio, ideal for garden furniture. The yard also benefits from gated access.

TENURE

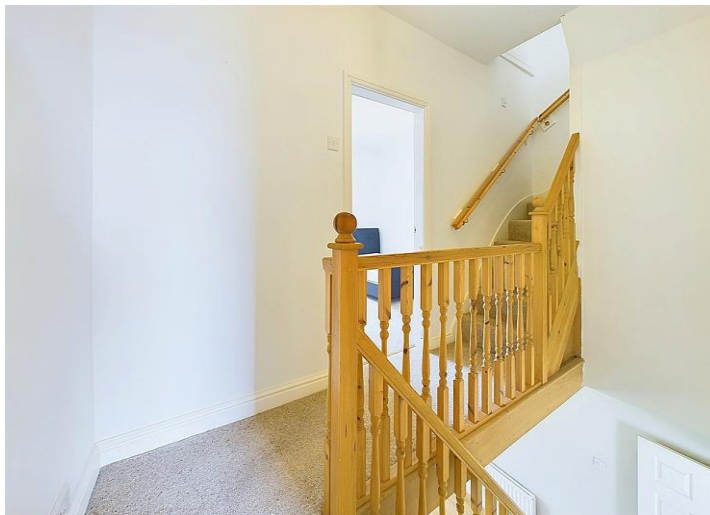
We have been informed by the vendor that the property is freehold.

COUNCIL TAX BAND A

EPC D

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NOTE

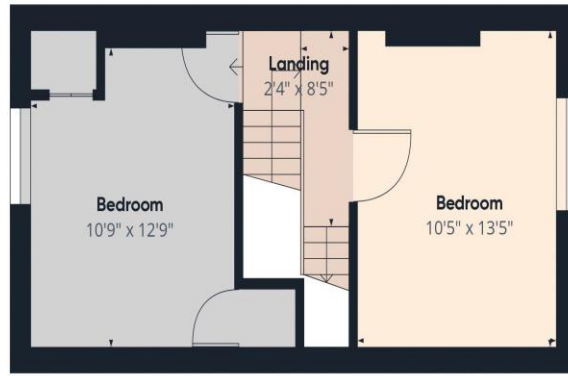
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify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

960.4 ft²

Reduced headroom

44.32 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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Floor 2