



**Tastefully decorated and well presented throughout**

**Stunning fitted kitchen/diner boasting integrated appliances**

**Three good size bedrooms**

**Pleasant, low maintenance rear garden**

**Just a short walk to local amenities**

**Stylish property built in 2016**

**Spacious, light and airy lounge**

**Stylish bathroom plus a downstairs WC**

**Garage and off-road parking to the rear**

**Close to local schools**

This immaculately presented three bedroom home would be an ideal purchase for first time buyers. The stylish three bed roomed property is located in a popular residential area of Whitehaven known as Kells. Just a stones throw from the property you can enjoy pleasant cliff top walks. The property is also just a short walk away from the property and you will find local shops, a pharmacy and schools. Also, just a ten minute drive and you will find yourself in the seaside village of St Bees where stunning coastal walks and scenery are to be enjoyed. The deceptively spacious property benefits from a garage and off-road parking to the rear. Stepping inside the property you will find yourself in the well presented hallway, which leads to a beautiful kitchen with integrated appliances and the light and airy lounge. There is also a useful and stylish ground floor WC. To the first floor there are three good size bedrooms and the family bathroom. Externally, there is a pleasant, low maintenance rear garden, and the property also benefits from a garage and off-road parking to the rear.



## ACCOMMODATION

### Hallway

Entered through a composite door with double glazed frosted glass. the hallway has a handy power point, a double panelled radiator and a uPVC double glazed window to the side of the property. The hallway benefits from modern, wood effect Karndean flooring and provides access to the lounge and there are stairs leading to the first floor landing.

### Lounge

The stylish and spacious lounge benefits from an understairs storage cupboard with lighting. There are two uPVC double glazed windows, providing plenty of natural light, with a radiator below. There is a continuation of the modern, wood effect Karndean flooring and connections to house a large, wall mounted flat screen TV. Provides access to the kitchen/diner.



### Kitchen/diner

A stylish fitted kitchen comprising of a range of high gloss wall and base units with a complementary work surface and matching upstands. There is a built in electric oven and a separate gas hob, with stainless steel splashback and stainless steel extractor canopy above. For convenience the kitchen features a range of integrated appliances including dishwasher, fridge and freezer and washer/drier. A sink and drainer board with mixer tap, is set below the uPVC double glazed window which overlooks the rear garden. the kitchen boasts under cupboard lighting, sunken ceiling spotlights and modern, wood effect Karndean flooring. There is ample space to house a dining table and chair set and there is a radiator and connections to house a wall mounted flat screen TV. A uPVC door leads out to the rear of the property and there is access to the ground floor WC.



### WC

The stylish ground floor WC has a pushbutton toilet and pedestal sink with mixer tap and tiled splash back. There is a stylish feature wall with shelf a uPVC double glazed window and wood effect Karndean flooring.

### First floor landing

The landing has plenty of natural light from the uPVC double glazed window. There is a handy power point, loft access and a useful over stairs storage cupboard. provides access to all three bedrooms, and the family bathroom.



### Master bedroom

Tastefully decorated, the master bedroom has a uPVC double glazed window, with a radiator below and connections to house a flat screen TV.

### bedroom two

The second bedroom is also a good size double and has a uPVC double glazed window, with a radiator below and connections to house a flat screen, wall mounted TV.

### Bedroom three

Currently used as a home office, the third good sized bedroom has a uPVC double glazed window, with a radiator below.

### Bathroom

The stylish bathroom comprises of an "L" shaped bath with matching shower screen and twin controls, integrated into an easy clean PVC surround. Above the bath, there is a mixer shower, with both rainfall and handheld shower attachments. There is a hand wash basin with fountain mixer tap and a toilet, which are both integrated into a white, high gloss vanity unit, providing ample storage. There is a chrome heated towel rail, sunken ceiling spotlights, an extractor and a uPVC double glazed window. The bathroom features tile effect vinyl flooring. and PVC ceiling panels.

### Exterior

To the rear of the property, there is a pleasant, low maintenance rear yard, which is largely laid to gravel, with a decked area. heading out of the door from the kitchen, there is a flagstone area, with central path. The garden is securely fenced around and feels private, with gated access.

### Garage

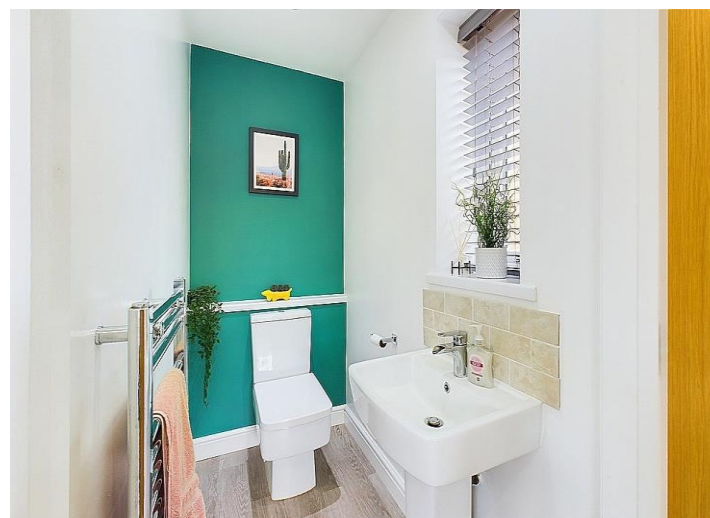
The property boasts a pitched roof garage to the rear, with separate off-road parking, which is leasehold and costs £144 per annum.

### TENURE

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

### COUNCIL TAX BAND A

### EPC B





## LOW FEES, LOCAL EXPERTISE

We are pleased to offer a family run, independent estate agent service in Cumbria, offering property sale services without the premium charges of high street estate agents. We have a range of low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown rapidly, largely due to recommendations and referrals from our many happy customers. Not only could we save you a fortune, but our customers also love our extended open hours, 7PM during the week and 5PM on Saturdays. We offer free valuations, provide great photography and a friendly team which is there to support and guide you from the initial marketing to completion of the sale of your property.



## MORTGAGES

Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for re-mortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



## 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.







First Choice Move Ltd. registered in England and Wales Number 0767776 VAT number 118201945  
Registered office and postal address:  
GATE HOUSE, HALLWOOD ROAD, LILLYHALL, WORKINGTON, CUMBRIA. CA14 4JR

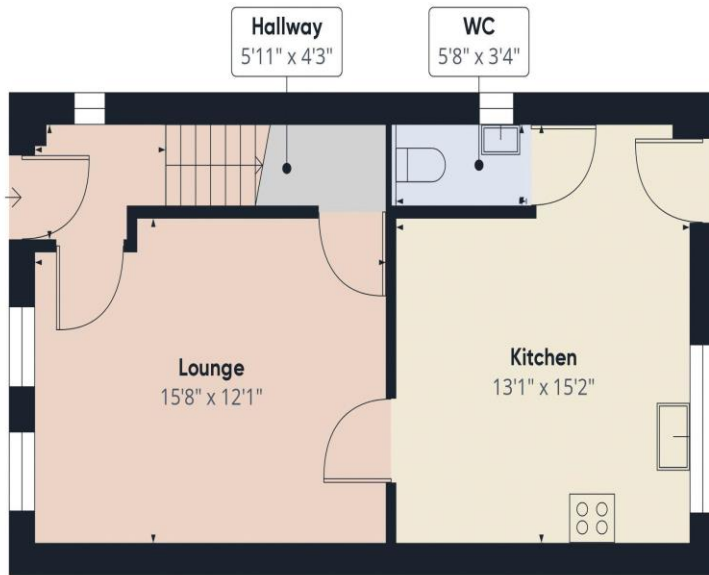
Tel: 01900 837 804 Tel: 01946 413 001 Email: [admin@firstchoicemove.co.uk](mailto:admin@firstchoicemove.co.uk) [www.firstchoicemove.co.uk](http://www.firstchoicemove.co.uk)



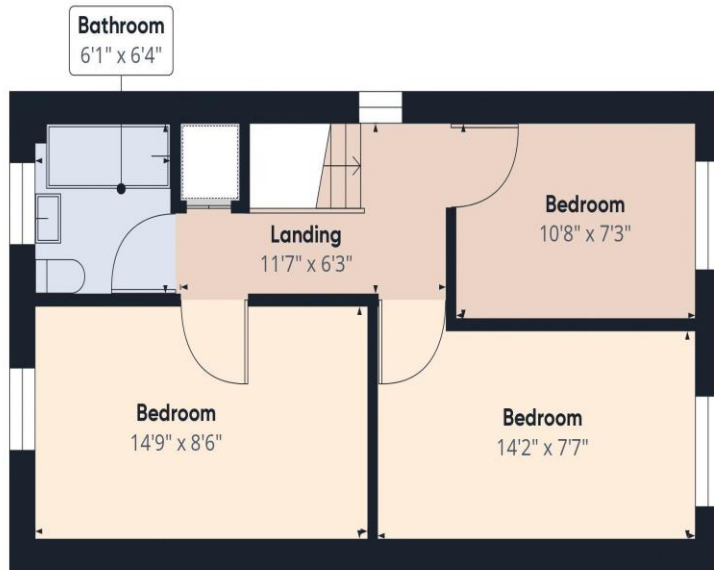
First Choice Move Ltd. registered in England and Wales Number 0767776 VAT number 118201945  
Registered office and postal address:  
GATE HOUSE, HALLWOOD ROAD, LILLYHALL, WORKINGTON, CUMBRIA. CA14 4JR

Tel: 01900 837 804 Tel: 01946 413 001 Email: [admin@firstchoicemove.co.uk](mailto:admin@firstchoicemove.co.uk) [www.firstchoicemove.co.uk](http://www.firstchoicemove.co.uk)





Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
849.17 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.

GIRAFFE360