



Offered for sale with no forward chain

New roof and fascia boards 2024

Versatile second reception room

Located in a quiet cul-de-sac

Modern shower room and separate WC

Ideal project

Front and rear gardens

Large kitchen diner

New electric heating system

Three good size bedrooms

Offered for sale with no forward chain, is this deceptively spacious, three-bedroom home. Whilst in need of some updating, the property has been lovingly maintained by the current vendor, and is located in a quiet cul-de-sac, within a popular residential area of Whitehaven. The property has benefitted from a new roof, fascia boards and soffits May 2024. This would be the perfect choice for a first-time buyer, couple, family or even an investor. Whitehaven town centre is just a 10-minute walk away, and numerous popular schools are also within easy walking distance. The accommodation briefly comprises entrance hall, light and airy dual aspect lounge and large kitchen diner. There is second, versatile reception room which would make a great home office, playroom or perhaps a utility. To the first floor, there are three generously sized bedrooms, a contemporary, modern shower room and separate WC. Externally, the property is set back by a good size front garden, there is side access to the rear of the property where there is a large, rear garden which is fenced around, with a useful, brick-built storage shed and large lawn area. Viewing is essential to appreciate the space on offer and the potential of this lovely home.

ACCOMMODATION

Entrance hall

Entered through a uPVC double glazed door, the spacious entrance hall has open stairs to the first floor, Internet and telephone connection point, access into the kitchen, lounge and a versatile second reception.

Lounge

A lovely, light and airy dual aspect lounge, featuring a modern, electric fire suite with marble hearth and decorative, wooden surround, there are two uPVC double glazed windows, one looking over the front of the property, and one looking over the rear garden, providing plenty of natural light. With two modern, recently fitted electric heaters and decorative coving.



Office/playroom

this versatile room is currently used as a storage area, but due to its size, it offers excellent opportunity as a home office, play room, utility room, or perhaps a chance to extend the kitchen, without the cost of an extension. With a uPVC double glazed window which overlooks the front of the property, there is a uPVC double glazed door with frosted glass which leads out onto the side of the property.



Kitchen diner

This well proportioned kitchen has a good range of contemporary, wood effect wall and base units, with contrasting work surfaces and tiled splash backs. There is space for a freestanding, electric oven, with integrated extractor hood above. The kitchen has a 1.5 stainless steel sink and drainer unit, with mixer tap and plumbing for a washing machine below. There is ample space for a table and chairs and a useful, under stairs area which houses the new consumer unit and controls for the new electric heating system.



First-floor landing

A generous landing space, fitted with a modern, recently installed electric heater, there is loft access to the ceiling and an airing cupboard, housing the water tank, with a uPVC double glazed window overlooking the rear garden, and access into three bedrooms.

Master bedroom

A spacious, light, and airy master bedroom, which has a uPVC double glazed window overlooking the front of the property, and a large, walk-in storage cupboard, fitted with hanging rails and would be ideal for a wardrobe space.

Bedroom two

A second, good sized double bedroom, with a uPVC double glazed window, which overlooks the front of the property, and a useful, built-in storage cupboard offering wardrobe space.

Bedroom three

A generously proportioned third bedroom, with a uPVC double glazed window which overlooks the rear garden.

Shower room

Fitted more recently, the modern, shower room has a walk-in shower cubicle, with hinged shower screen, an electric shower and pedestal sink, with modern, PVC cladding to the walls, there is a uPVC double glazed frosted glass window and contemporary, tiled flooring.

Separate WC

The separate WC has toilet and the same PVC panelling found in the bathroom, with contemporary tiled flooring and a uPVC double glazed window with frosted glass.

Externally

To the front of the property, there is a well-maintained front lawn, setting the property back from the road which is fenced around, with a central pathway leading to the front door. To the rear of the property, there is a large, rear garden which is mostly laid to lawn and fenced around, with gated access and a useful brick built, storage shed.

TENURE

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

COUNCIL TAX BAND A

EPC TBC



LOW FEES, LOCAL EXPERTISE

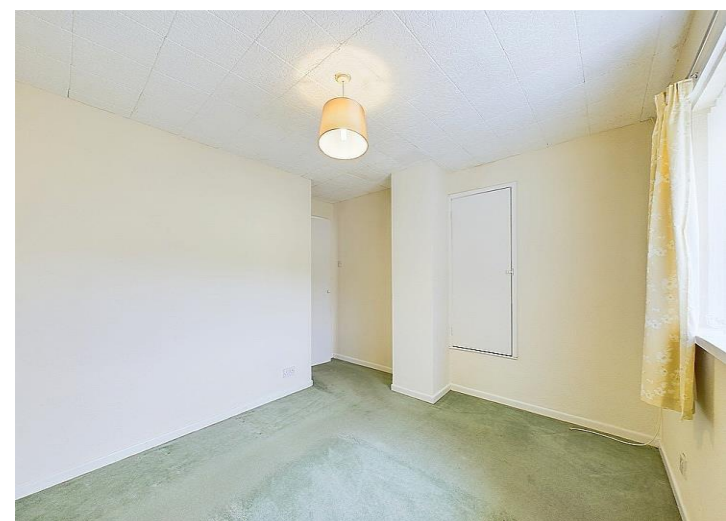
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MORTGAGES

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NOTE

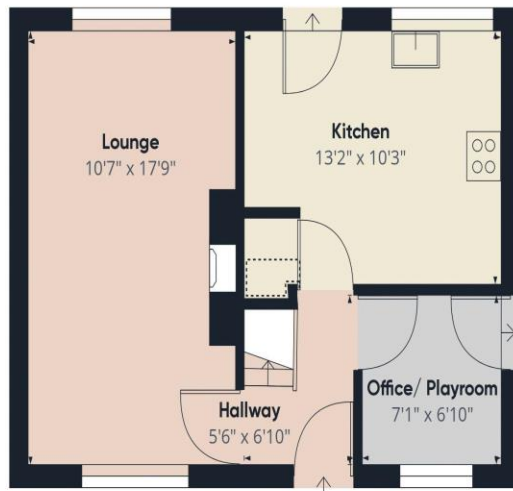
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Ground Floor

Approximate total area[®]
797.53 ft²

Reduced headroom
4.71 ft²



Floor 1

(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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