



Offered for sale with no forward chain

Three good size bedrooms

Walking distance to the hospital

Ideal for first time buyers

Quiet residential area with no through traffic

Well maintained front and rear gardens

Kitchen with separate utility room

Close to popular local schools

Offered for sale with no forward chain and located on a quiet road, with no through traffic, in a popular residential area of Whitehaven. Suffolk Close is a lovely, three bedroom home, whilst in need of a little updating, the property has been lovingly cared for and is well maintained throughout. The home would be ideal for first-time buyers, couples and families, or anyone wanting to put their own stamp on their home. The property is ideally located, close to West Cumberland Hospital, and is just a short drive into the town centre, there are also popular local schools close by. The accommodation briefly comprises, entrance hall, spacious, open plan lounge diner, contemporary kitchen and a useful, separate utility. To the first floor, there are three good size bedrooms and a shower room. Externally, to the front of the property is a pleasant front garden, with well maintained lawn and gravel areas, with mature hedgerow to the borders and a useful built in storage shed. The lovely rear garden has a large lawn, with central pathway, with a beautiful range of shrubs and plants to the borders which add a splash of colour. There is a decked seating area, ideal for sitting out.

ACCOMMODATION

Entrance hall

Entered through a uPVC double glazed door with frosted glass panel. The entrance hall has a useful, under stairs storage cupboard, wood effect, laminate flooring and a radiator. Provides access into the lounge and there are stairs to the first floor.

Lounge

A spacious, light and airy dual aspect lounge diner. To the lounge area there is a uPVC double glazed window, looking out to the front of the property, with a radiator below. There is an electric, flame effect fire to the chimney breast, with stone effect hearth and decorative wooden surround. To the rear of the room, is ample space for a table and chairs set with the uPVC double glazed window looking over the rear garden, with a radiator below.



Kitchen

The contemporary kitchen has a range of cream wall and base units, with contrasting wood effect work surfaces and tiled splash backs. There is a built-in electric oven, with stainless steel gas hob and extractor hood above. A 1.5 stainless steel sink and drainer unit with mixer tap, is set below a uPVC double glazed window which overlooks the rear garden. The kitchen houses the combi boiler and benefits from tile effect vinyl flooring, a radiator, and a uPVC double glazed door with frosted glass. Provides access into the utility.



Utility

The useful, rear utility benefits from built-in worktop, with space below for a fridge and freezer. There is plumbing for a washing machine with worktop above and wall mounted cabinets. A uPVC double glazed frosted glass door leads out onto the front of the property with a uPVC double glazed side window, There is also space and ventilation for a tumble dryer, and the utility has tile effect vinyl flooring.



First floor landing

The landing has a recessed uPVC double glazed window with frosted glass. There is loft access to the ceiling, and access into three bedrooms and the shower room.

Master bedroom

The master bedroom benefits from two built-in storage cupboards and additional, over bed fitment, with built-in bedside tables and wardrobe space. A uPVC double glazed window looks out over the front of the property, where there is a lovely, elevated view across Whitehaven, with a radiator below.

Bedroom two

A second well presented, double bedroom which also benefits from lovely, elevated views to the front of the property with a radiator below.

Bedroom three

A generously proportioned third bedroom with a uPVC double glazed window overlooking the rear garden, with a radiator below. The bedroom also benefits from a large, built-in storage cupboard.

Shower room

The contemporary shower room has a three piece suite, which briefly comprises of a walk in shower cubicle, with sliding glass door and electric shower. There is a pedestal sink and a toilet. The bathroom features a radiator, tile effect, vinyl flooring, part tiled walls and two uPVC double glazed windows with frosted glass.

Rear garden

To the front of the property is a pleasant front garden, with well maintained lawn and gravel areas, with mature hedgerow to the borders and a useful built in storage shed. The lovely rear garden has a large lawn, with central pathway, with a beautiful range of shrubs and plants to the borders which add a splash of colour. There is a decked seating area, ideal for sitting out.

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.





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 www.firstchoicemove.co.uk



Ground Floor

Approximate total area⁽¹⁾
814.72 ft²



Floor 1

(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.

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