



Offered for sale with no forward chain

Close to numerous schools

Plenty of storage throughout

Pleasant yet low maintenance garden

Quiet residential area of Whitehaven

Spacious, open plan, lounge and diner

Three generously sized bedrooms

Ideal for first time buyers, couples and families

Offered for sale with no forward chain is this deceptively spacious three-bedroom home. nestled in the corner of a quiet cul-de-sac with no through traffic, this lovely home benefits from off-road parking for two cars and a large enclosed rear garden. The property offers good value for money and boasts an incredible amount of storage space. It would be an ideal purchase for a first time buyer, young couple, or with its three bedrooms a family. The property is just a short distance to numerous schools, including Hensingham Jr School, Whitehaven Academy and St Benedicts Catholic high School. There is a newly built garage and convenience store just a minutes drive away and the local swimming pool and fitness centre is about two minutes away by car. Whitehaven town centre can also be reached in just five to ten minutes. The accommodation briefly comprises, entrance hall, with large walk in storage cupboard. The light and spacious dual aspect lounge diner boasts patio doors to the garden, there is a contemporary, modern kitchen and useful downstairs WC. To the first floor, there are three good size bedrooms and a modern shower room. The first floor landing offers additional storage cupboards. Externally, to the front of the property there is allocated parking, with driveway providing off-road parking for two cars. The property also boasts two brick built outbuildings offering external storage. To the rear of the property is a large, low maintenance enclosed rear garden. Viewing is essential to appreciate the accommodation on offer.

ACCOMMODATION

Entrance hall

Entered through a uPVC double glazed door with frosted glass panel. The spacious entrance hall provides access into the downstairs toilet, lounge diner and the kitchen. There is an open, under stairs area, a radiator and a large walk-in storage cupboard with internal shelving and railing.

Kitchen

The contemporary, modern kitchen has a range of high gloss, white wall and base units with contrasting granite effect work surfaces and PVC panelled splash backs. A stainless steel sink and drainer unit, with mixer tap is set below a uPVC double glazed window, overlooking the rear garden. There is a built-in electric oven, with stainless steel gas hob and stainless steel splash back. There is space for a freestanding fridge freezer and the kitchen features a frosted glass serving hatch, to the lounge diner. There is also plumbing and space for a washing machine and space for a tumble dryer. The kitchen features tile effect flooring, an extractor fan and a cupboard discreetly houses the combi boiler.

Downstairs WC

A useful downstairs WC with toilet and wall mounted sink with tiled splash back. The WC features fitted shelves tile effect flooring and a uPVC double glazed window with frosted glass.

Open plan lounge diner

The spacious, open plan lounge diner has dual aspect uPVC double glazed window and uPVC patio doors, flooding the whole space with natural light. To the lounge area the window looks out over the front of the property. There is a radiator and TV connections. To the dining area the patio doors provide access into the large, low maintenance rear garden. Here you will find a radiator and a frosted glass serving hatch.

First floor landing

The landing benefits from two large, fitted storage cupboards, one with internal shelving and the other a hanging rail. There is also a separate, over stairs storage cupboard. Provides access into three bedrooms, the family shower room and the loft.



Master bedroom

Located at the front of the property, this light and spacious double bedroom has a uPVC double glazed window which overlooks the front of the property. There is a radiator and TV connections.

Bedroom two

Situated at the rear of the property, the well proportioned double bedroom has a uPVC double glazed window overlooking the rear garden and the allotments to the rear with the sea behind. There is a radiator and TV connections.

Bedroom three

A good size third bedroom has a uPVC double glazed window which overlooks the front of the property and a radiator.

Shower room

The contemporary shower room has a large, corner walk in shower cubicle, with sliding glass doors, electric shower and colour changing spotlights above. There is a pedestal sink with mixer tap and a push button flush toilet. The shower room features PVC panelling to the walls, panelling and spotlights to the ceiling and a uPVC double glazed frosted glass window.

Externally

To the front of the property is allocated parking, with driveway in front providing off-road parking for two cars. Steps lead down to a patio area, where you will find two brick built outbuildings offering external storage. To the rear of the property is a large, low maintenance enclosed rear garden, with patio and gravel areas. The garden is fenced around and backed by allotments.

TENURE

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

COUNCIL TAX BAND A

EPC TBC



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.



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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 Building 1



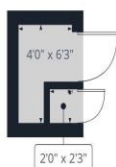
Floor 1 Building 1

Approximate total area⁽¹⁾

901.15 ft²

Reduced headroom

13.45 ft²



Ground Floor Building 2

(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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