



Breathtaking countryside and fell views

Tastefully decorated throughout

Lovely and spacious lounge with plenty of natural light

Stylish first floor shower room

Five minutes walk to Whitehaven hospital

Adjoins open countryside creating a lovely rural feel

Modern kitchen, boasting a separate utility room

Three well presented bedrooms

Pleasant garden front and rear with lovely views

Ideal for first-time buyers, couples and families

Many people would not believe you can buy a property with such an incredible view at such an affordable price. This property certainly proves you can. From the front and rear garden and also numerous windows, you have breathtaking countryside and fell views from the rear. Dent fell, the surrounding woodland and the fells surrounding Ennerdale water are clear to see. From the front, there is also a pleasant view across the countryside toward St Bees. Not only that, but the rear garden adjoins fields, where you will often find lambs playing in the spring and early summer months. The property is in a convenient location, with Whitehaven hospital being just a five minute walk away and numerous schools including Hensingham Jr School being within walking distance. The nearby A595 is just a 30 second drive away and provides excellent transport links to the surrounding areas and Whitehaven town centre can be reached in ten minutes. The property has been well cared for by the current owners and is tastefully decorated and in good order throughout. Step inside, you'll find yourself in the hallway, which leads through to a spacious and pleasant lounge, which certainly has enough room to be used as a lounge and diner if desired. The kitchen is stylish and leads to a rear hall, where you can go outside or continue to the utility room. Heading up to the first floor, you will find three well presented bedrooms and the stylish shower room. The property offers good value for money and would be ideal for someone working at the hospital, or perhaps looking to get on the property ladder or simply want somewhere quiet, with spectacular views. To arrange a visit to the property, please get in touch and we will arrange a viewing.

ACCOMMODATION

Hallway

The hallway is accessed by a uPVC door with a large, oval frosted glass panel which allows in light. The hallway has a useful, under stairs storage area, a radiator and laminate flooring. There is a door to the lounge, one to the kitchen and you'll find the stairs leading up to the first floor landing.

Lounge

This lovely, well presented room has plenty of space to be used as a lounge/diner if desired. There is also lots of natural light with a uPVC triple glazed window to the front and one to the rear, which enjoys a pleasant outlook over the rear garden, across fields and towards the fells in the distance. Below each of the windows, you will find a radiator which provides plenty of warmth for the room. In addition there is a pebble effect electric fire, which is set on a cream hearth with matching insert and contrasting wood surround.

Kitchen

The kitchen, like the rest of the property, is in fantastic condition and has clearly been maintained. There is a range of high gloss, white base units with a complementary worktop and attractive tile splash backs. Central to the kitchen, you will find an island which has cupboards, providing additional storage. There is a built-in electric oven, with a separate electric hob. A 1.5 composite sink with drainer board and mixer tap, is set below a uPVC double glazed window, that has a lovely outlook onto the rear garden, fields and beyond. The kitchen has decorative coving, a radiator and eye-catching flooring. From the kitchen, you can access the lounge and the rear hall.

Rear hall

Here, there is a useful pantry cupboard which has shelving. The rear hall leads to the utility, whilst a glazed uPVC door leads out to the exterior.

Utility

Here you will find plumbing for a washing machine and space for a tumble dryer, keeping those noisy appliances away from the kitchen and the lounge. There is space for a fridge freezer, and you will notice the useful work surface. The utility room also houses the Baxi combi boiler. There is a radiator and a uPVC double glazed frosted window.



First floor landing

The landing benefits from a uPVC double glazed window, which enjoys a lovely outlook across the Cumbrian countryside. Leads to all three bedrooms and the shower room.

Bedroom one

The spacious and well presented double bedroom is tastefully decorated. The room benefits from a radiator and a uPVC triple glazed window offering a pleasant outlook toward St Bees.

Bedroom two

A second spacious double bedroom benefiting from two, built-in cupboards/wardrobes. The room has a radiator below the uPVC triple glazed window, which has a lovely outlook, with views towards St Bees.

Bedroom three

The third bedroom has a useful, built in cupboard, a radiator and a uPVC double glazed window offering a delightful outlook to the rear.

Shower room

The stylish shower room is in excellent condition, just like the rest of the property. There is a wet room, style shower, with a large, glass screen and both rainfall and handheld showerhead's. There is a toilet and wash basin, with mixer tap, set over a two door vanity unit, which provides useful storage. There is a radiator, and the two uPVC double glazed windows allow in plenty of natural light.

Exterior

The property is set on a good size plot and enjoys a spacious, well maintained garden to the front, enjoying fabulous views across the Cumbrian countryside and towards St Bees. There is access around the right-hand side of the property, where you will find yourself in the rear garden. The rear garden is laid to lawn and adjoins fields so you can often enjoy the sight of lambs playing. Beyond the fields, you have a fabulous view across the Cumbrian countryside with the fells surrounding Ennerdale, visible in the distance. The garden is a fabulous place in which to sit back relax and enjoy the most lovely views.

TENURE

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

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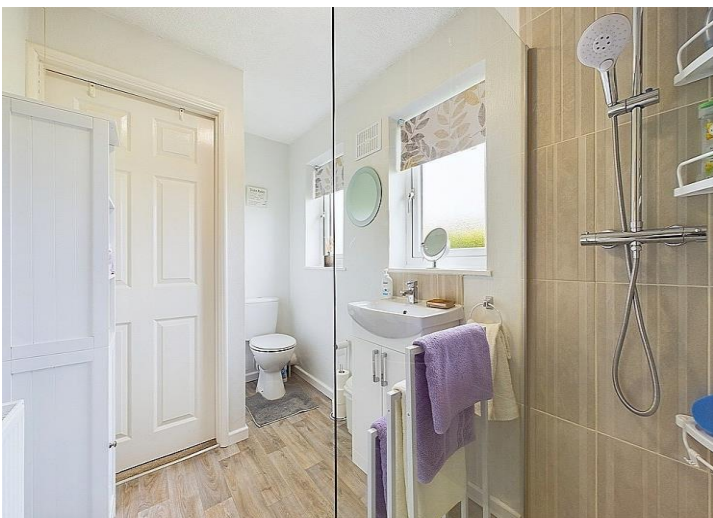
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NOTE

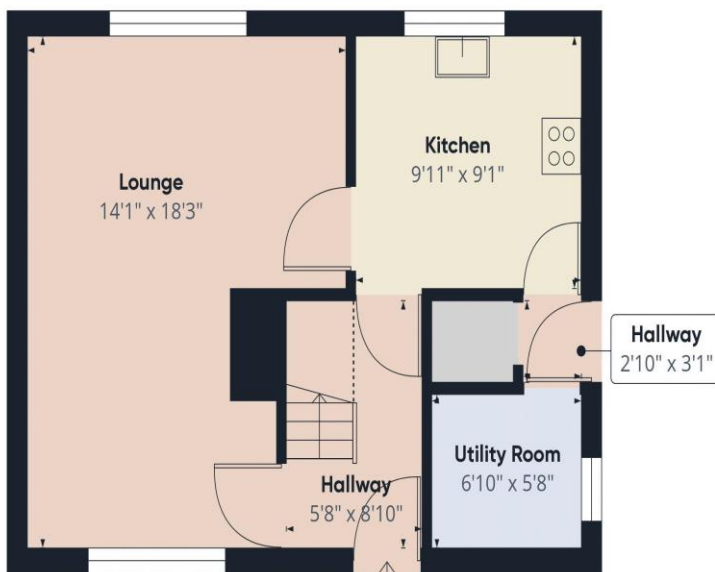
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

844.97 ft²

Reduced headroom

13.67 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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