



**Offered for sale with no forward chain**

**Stylish, modern kitchen with breakfast bar**

**Patio doors to the rear decking**

**Driveway and garage**

**Ideal for first time buyers and families**

**Well presented semi-detached home**

**Three bedrooms**

**Open plan ground floor**

**Front and rear gardens**

**Popular residential area**

This well presented, spacious family home, has a stylish open plan ground floor, making it an ideal family space or entertaining space, with patio doors leading onto composite decking to the rear. The property is positioned in a quiet, residential cul-de-sac and would make a fantastic home for any family. What will certainly attract the attention of the families, is the property happens to be a stones' throw from Jericho and Hensingham primary schools, Whitehaven Academy and St Benedict's school are all within walking distance. The accommodation briefly comprises, entrance hall, light and spacious lounge, which is open to the stylish, modern kitchen diner, with central breakfast bar to define the areas. To the first floor, there are three bedrooms, with the rear bedrooms enjoying a lovely view across Whitehaven. The modern shower room is also conveniently located by the bedrooms. Externally, the property boasts a pleasant front garden, with driveway and garage. To the rear of the property, there is an elevated composite deck, with glass balustrade, perfect for enjoying the sea view and can be accessed from the patio doors. There is also a good size lawn with mature trees to the borders. Viewing is essential to appreciate the accommodation on offer.

## ACCOMMODATION

### Entrance hall

Entered through a modern uPVC double glazed door with frosted glass panel and matching side window. The entrance hall has wood effect LVT flooring and provides access to the lounge and there are stairs to the first floor landing.

### Lounge

The beautifully presented lounge benefits from a feature gas fire, set into a decorative stone effect surround with hearth and mantle. Full height uPVC double glazed windows flood the space with natural light, and the tasteful modern décor is complemented by the LVT flooring. The lounge has been opened up to the kitchen diner, to create a fantastic open plan concept.



### Kitchen diner

The stylish, modern kitchen has a range of dark grey, wall and base units, with contrasting marble effect work surfaces, matching splash backs and incorporating a large breakfast bar. There is a range of integrated appliances including electric oven, microwave, washing machine, fridge and freezer and black glass electric hob with matching splashback and modern black extractor hood above. A composite sink with mixer tap is set below a uPVC double glazed window overlooking the rear garden. There is a useful built-in under stairs storage cupboard and a uPVC double glazed door with frosted glass leading out onto the side of the property. To the dining area, there is low-level pendant lighting to the centre of the room, an anthracite, vertical column radiator and uPVC double glazed patio doors which lead out onto the raised, rear decking. The wood effect LVT floor continues throughout the ground floor.



### First floor landing

A good size landing area, with a uPVC double glazed window providing plenty of natural light and a useful built-in over stairs storage cupboard. Provides access into three bedrooms, the bathroom and the loft.

### Master bedroom

The bright and spacious master bedroom benefits from wood effect flooring and a large, built-in storage cupboard. The uPVC double glazed window overlooks the front of the property, with a radiator below.



### **Bedroom two**

A second good size and well presented double bedroom, which enjoys beautiful elevated views across Whitehaven from the uPVC double glazed window. There is a radiator and grey, oak effect flooring.

### **Bedroom three**

The well presented, single bedroom has grey, wood effect flooring and a uPVC double glazed window which overlooks the rear garden and enjoys a lovely, elevated view across Whitehaven, with a radiator below.

### **Shower room**

The shower room boasts a contemporary, modern suite, briefly comprising of a rectangular, hand wash basin with waterfall mixer tap, built into a high gloss vanity unit. There is a pushbutton flush toilet and corner shower cubicle, with mixer shower featuring both rainfall and jet showerhead attachments, and sliding curved glass doors. The shower room features modern, PVC panelling, a towel heating radiator, vinyl flooring and a uPVC double glazed frosted glass window.

### **Externally**

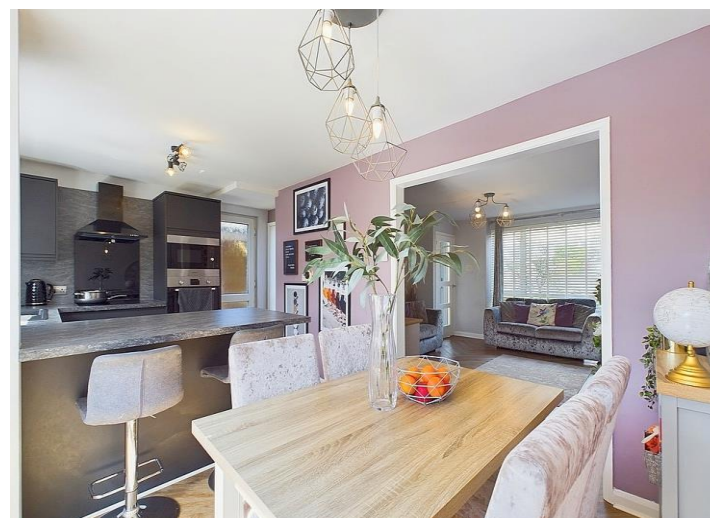
To the front of the property is a pleasant front garden with a well maintained lawn with mature shrubs and plants to the borders. There is a driveway providing off-road parking, which leads to the detached garage at the side of the property, which also has an electric supply. To the rear of the property, is a lovely, raised decked seating area, with glass balustrades enjoying sea views. To the side of the property, there is a good size lawn which is fenced around, with mature trees and shrubs to the borders.

### **TENURE**

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

### **COUNCIL TAX BAND A**

### **EPC TBC**



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## MORTGAGES

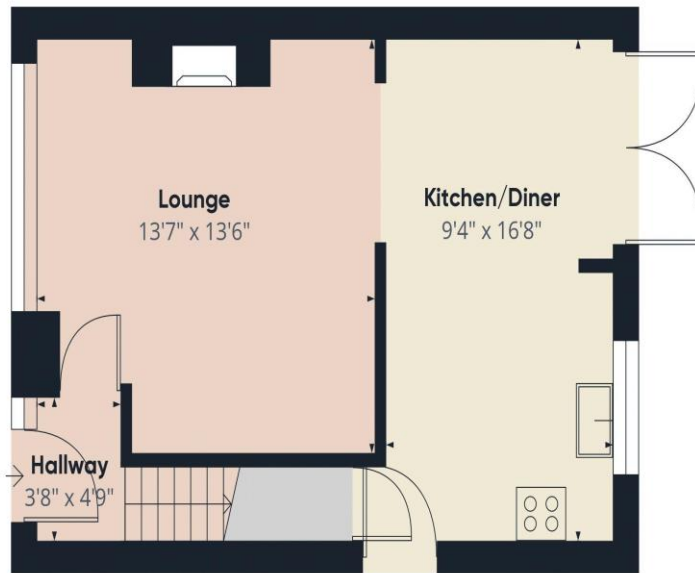
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## NOTE

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.

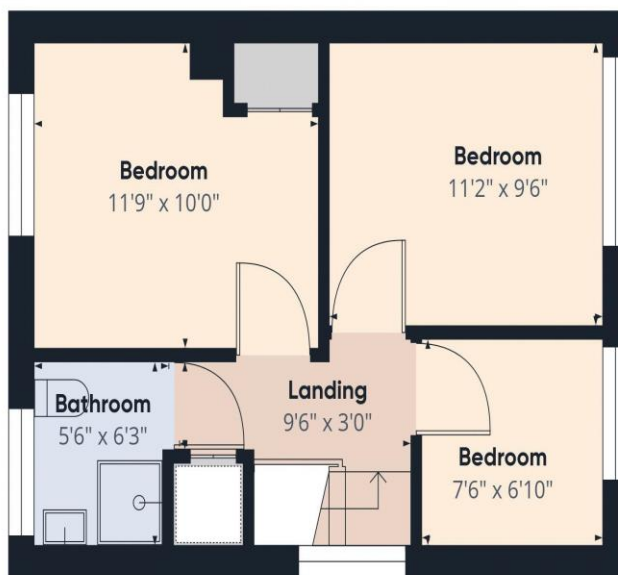






Ground Floor

Approximate total area<sup>(1)</sup>  
717.41 ft<sup>2</sup>



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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