



Offered for sale with no forward chain

Boasts two versatile reception rooms

Three light and airy bedrooms

Large driveway providing plenty of parking

Walking distance to Bransty primary School

Recently redecorated, benefitting from new carpets

Benefits from a bathroom, plus downstairs WC

Kitchen, plus separate utility area

Garden perfect for families and enjoys the sun

10 minutes' walk to Whitehaven town centre

Ready for new owners to call home, is this three-bedroom property which is offered for sale with no forward chain. The property has been newly decorated and new carpets have also been laid. The property is set in an increasingly sought-after area, with Bransty primary School being a minute's walk away and Whitehaven town centre can be reached in just ten minutes. The nearby A595 is two minutes' drive away and this provides excellent transport links to the surrounding areas. The property will be perfect for a first-time buyer, couple, and with three bedrooms, and large garden, it would also be ideal for a family. Within the property there is a hallway that leads to two versatile reception rooms. One of the rooms, could be used as the lounge, and the other a dining room, sitting room or playroom, the choice is yours. The kitchen has a rear hall area which leads to the utility and to the garden at the rear. The ground floor also benefits from a WC. To the first floor, you will find three generously sized bedrooms and the family bathroom. The property is set on a spacious plot with a large driveway which provides plenty of off-street parking. To the rear there is a suntrap garden, with a large patio and large lawn, which is perfect for those with children, as they can run around freely. To view this property and all it has to offer both inside and out, please get in touch to arrange a viewing.

ACCOMMODATION

Hallway

The hallway is accessed by a uPVC door, with a frosted glass panel. There is a large under stairs storage cupboard, benefitting from lighting, a double socket, and a uPVC double glazed window. The hallway also features a radiator, and provides access to both reception rooms, and the downstairs WC. You will find the stairs, which curve up to the first floor landing.

Lounge

The spacious room benefits from a pebble effect gas fire, this is set on a marble hearth with a matching marble insert and a contrasting wood surround. The room is tastefully decorated and has decorative coving, a large radiator, and a uPVC double glazed window, that looks out over the front garden.



Sitting room

A versatile second reception room which could be used for a variety of purposes, such as a dining room, games room, playroom or even a downstairs bedroom. The room has a radiator, and a uPVC double glazed window looking out to the front.



WC

Here you will find a toilet, and a pedestal hand wash basin with mixer taps. The room benefits from a shaver point.

Kitchen

A well-maintained kitchen incorporating a range of wall and base units with a complementary worktop and tiled splash back. There is a built-in electric oven, with separate gas hob, stainless steel splash back, and an extractor canopy above. A stainless-steel sink, with dual drainer board and mixer tap, is set below a uPVC double glazed window that looks out onto the rear garden. The kitchen has a radiator and opens to the rear hall. The rear hall in turn leads to the utility, whilst a half-glazed uPVC door leads out to the exterior.



Utility

There is plumbing for a wash machine and a worktop which has been set to house a tumble dryer. There is decorative coving and a uPVC double glazed frosted window.

First floor landing

The attractive feature of the stairs is the curve that leads up to the first floor, there is a window partially up the stairs which looks out onto the rear garden with the sea visible in the distance. The landing itself has a uPVC double glazed window which allows in additional light. There is an airing cupboard which houses the combi boiler, and doors lead to all three bedrooms, the bathroom and the loft.

Bedroom one

A large double bedroom with a radiator, and a uPVC double glazed window to the front.

Bedroom two

A second spacious double bedroom with a radiator, and a uPVC double glazed window.

Bedroom three

A spacious third bedroom with a radiator, and a uPVC double glazed window, offering a pleasant outlook onto the rear garden below.

Bathroom

The bathroom incorporates a bath, with mixer tap, and shower attachment. There is a toilet and a pedestal hand wash basin with tap. The bathroom benefits from easy clean PVC panelling, a wall mounted heater and a uPVC double glazed frosted window

Exterior

You will notice at the front of the property, extending along the right-hand side, there is a large driveway, which provides plenty of off-street parking. There is a low maintenance lawned garden to the front. At the rear there is a substantial, family sized garden which is quite the suntrap. The rear garden has a large patio area, perfect for garden furniture. Beyond the patio there is a spacious lawn, ideal for those with children so they can run around and play. The garden is part walled and part fenced around.

TENURE

We have been informed by the vendor the property is freehold

COUNCIL TAX BAND A

EPC D



LOW FEES, LOCAL EXPERTISE

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MORTGAGES

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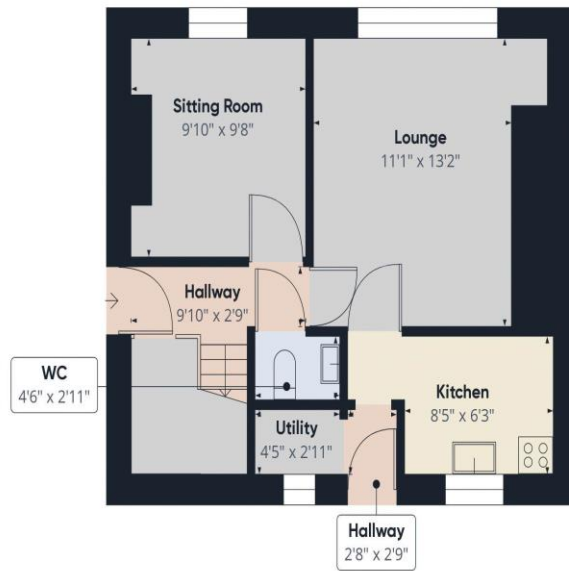


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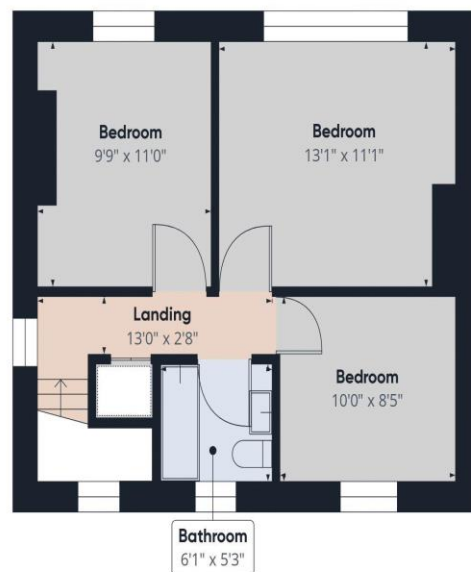
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Ground Floor



Floor 1

Approximate total area^m
823.12 ft²

(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.

Calculations are based on RICS IPMS 3C standard.

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