



**Located in one of the most sought-after areas of Whitehaven**

**Just a stone's throw from Jericho primary School**

**Lovingly cared for and maintained**

**Open plan lounge and diner**

**Three light and airy bedrooms**

**Numerous other schools within easy walking distance**

**Low maintenance garden both front and rear**

**Benefits from a driveway and garage**

**Modern, well maintained kitchen**

**Modern first floor bathroom suite**

Ready to get on the property ladder? Perhaps you are looking for somewhere bigger and in a sought-after area, then this could be the home for you. The property is set on Balmoral Road, a highly sought-after area of Whitehaven and just a stones throw from Jericho primary School, making it ideal for those with young children, or perhaps those thinking of starting a family. Numerous other schools are within easy walking distance, including St Benedict Catholic high School, Whitehaven Academy and Hensingham Jr School. The property has been well maintained and whilst you may wish to make alterations you could simply move in and do a room at a time when desired. The property has plenty to offer including a driveway and a garage for off-street parking. There are also well maintained gardens to both the front and rear. Inside you'll find a hallway that leads through to the open plan lounge and diner which has plenty of natural light. The dining area leads to the kitchen which is in excellent condition. Heading up to the first floor you will find three light and airy bedrooms and a modern bathroom. We expect interest in this property to be high as it offers good value for money for the area in which it is located. To avoid disappointment please get in touch at your earliest convenience to arrange a viewing.

## ACCOMMODATION

### Hallway

The hallway is accessed by a uPVC door, which benefits from a frosted glass panel and frosted side panel allowing plenty of light into the hallway. There is a phone point, radiator, and a door leading through to the lounge. There are stairs leading up to the first floor landing.

### Lounge

This well presented lounge benefits from a coal effect gas fire, which is set on a marble hearth with matching marble insert, and a decorative wood surround. This tastefully decorated, light and airy room certainly feels homely. There is a radiator, and a uPVC double glazed window, that looks out onto the front garden, and towards the sea which is visible in the distance. The lounge opens up to the dining area.



### Dining area

The dining area has plenty of space for a dining room table and chair set, and a radiator. There is a lovely feature fully glazed door, with side windows, that allows plenty of natural light, this leads out to the patio area of the rear garden. The dining room area also has a door that provides access to the kitchen.



### Kitchen

The kitchen is in excellent condition and comprises of a range of shaker style cream wall and base units, with a contrasting worktop, and attractive tile splash back's. There is a built-in electric oven and grill. A stainless steel sink with drainer board, a mixer tap is set below a uPVC double glazed window that looks directly out onto the garden. There are plenty of units for additional storage and there is an under stairs storage cupboard which has its own uPVC double glazed window. From the kitchen there is a half glazed uPVC door leading out onto the driveway.

### First floor Landing

The landing has a uPVC double glazed window, that illuminates not only the landing, but the hallway below. There is access to all three bedrooms, bathroom and the loft.

### Master bedroom

The master bedroom enjoys an attractive outlook towards the sea. There is a radiator, and a cupboard discreetly housing the Worcester combi boiler.



### **Bedroom two**

A second double bedroom with a radiator, and uPVC double glazed window to the rear.

### **Bedroom three**

The third bedroom makes an ideal home office or dressing room. There is a radiator, and a uPVC double glazed window.

### **Bathroom**

A modern bathroom suite comprising of a bath with glass screen, mixer tap, and shower above. There is a wash basin, with mixer tap, over a two door vanity unit, providing storage. There is a toilet, a chrome heated towel rail, and benefits from fully tiled walls, and a uPVC double glazed frosted window.

### **Garage**

The garage benefits from an up and over door, a window, and features side access via a uPVC door.

### **Exterior**

To the front of the property there is a well maintained, low maintenance garden which is largely laid to lawn and has a gravel border. There is a spacious drive, leading up the left-hand side of the property and this provides off-street parking for several vehicles, and leads to the garage. At the rear, the garden has a well maintained lawn and a chipped slate gravel bed, which is separated by a path leading to the bottom of the garden. There is a variety of shrub and plants, which provides an attractive outlook. Outside the fully glazed door of the dining area, you will find a patio area and there is a secondary patio area that is located at the other end of the garden.

### **TENURE**

We have been informed by the vendor the property is freehold

### **COUNCIL TAX BAND B**

### **EPC TBC**



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## NOTE

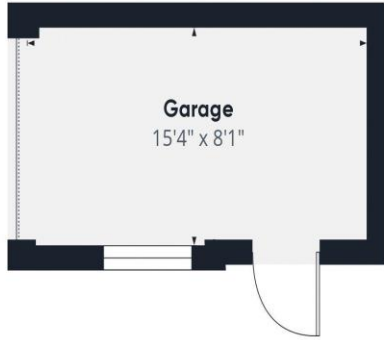
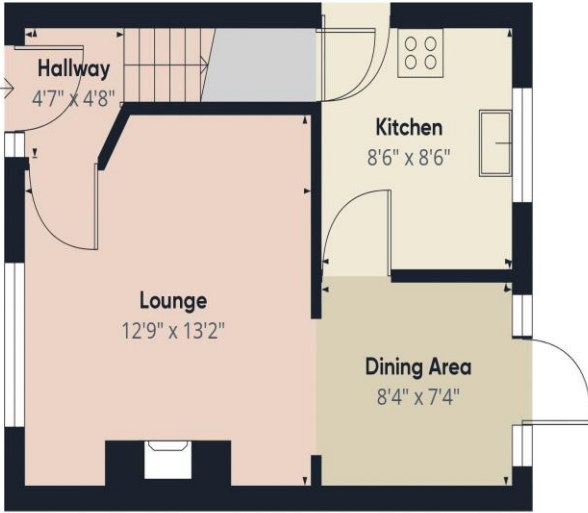
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Approximate total area<sup>m</sup>  
773.93 ft<sup>2</sup>

(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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