



**Offered for sale with no forward chain**

**Modern fitted kitchen**

**Three light and airy bedrooms**

**Offers good value for money**

**Ideal for first-time buyers, and couples**

**Spacious open plan lounge and diner**

**Boasts a downstairs shower room, and upstairs bathrooms**

**Features a spacious, low maintenance garden**

**Five-minute drive to the town centre**

**Offers excellent transport links**

If you are looking to get on the property ladder, or perhaps looking for a spacious ready to go investment, then look no further. This three-bedroom semi-detached home is in a popular area of Whitehaven, just a five-minute drive to the town centre. Offering good value for money the property would be ideal for a young couple, or the three bedrooms may appeal to a family. The property is set on a good-sized plot, and has a low maintenance garden, to the front and a large garden to the rear, which is laid to lawn, it securely fenced and walled around. Within the property there is a hallway, that leads through to a pleasant open plan lounge and diner. There is a modern kitchen, with plenty of storage, which leads to a rear hall, this provides access to the exterior. There is a stylish downstairs shower room. Head up to the first floor where you will find three good-sized, light and airy bedrooms, the bathroom and a WC. It is hard to find a property that has so much space both inside and out and that offers such good value for money. To avoid missing out, please get in touch with the office to arrange a viewing.

## ACCOMMODATION

### Hallway

The hallway is accessed via a uPVC door, with a frosted glass panel, and frosted top panel, allowing in natural light. The hallway features a radiator, and access to the open plan lounge and diner, with stairs leading to the first floor landing.

### Lounge/diner

This spacious, tastefully decorated L-shaped room has lots of natural light, with a uPVC double glazed window, to the front and a second window, looking out onto the rear garden. There is also plenty of warmth provided by two radiators, neatly placed below each window. There is a coal effect gas fire, set on a grey hearth, with matching insert and surround. The room boasts modern flooring, and an under stairs storage cupboard. Provides access to the kitchen.



### Kitchen

This modern kitchen incorporates a range of high gloss grey wall and base units, with a complementary worktop, with a tiled surround. There is a built-in electric oven, with a separate electric hob, and an extractor canopy above. A stainless steel sink, with drainer board, a mixer tap, is positioned below a uPVC double glazed window, looking out onto the garden at the rear. Kitchen has a continuation of the modern flooring, found in the lounge and diner. The kitchen provides access to a rear hall, and to a downstairs shower room.



### Rear hall

The rear hall has a useful cupboard, tiled flooring, and a half glazed uPVC door, that leads out to the exterior.

### Shower room

The shower room comprises of a shower cubicle, with rainfall, and handheld showerhead. There is a corner wash basin, with a mixer tap, over a vanity unit. The shower room also has a toilet, a chrome heated towel rail, tiled flooring, and easy clean PVC panelling on the walls. A uPVC double glazed frosted window allows in plenty of light whilst maintaining privacy.

### First floor landing

The landing benefits from a radiator, and a uPVC double glazed window. Provides access to all three bedrooms, bathroom and WC.

### Bedroom one

A double bedroom with a built-in cupboard, laminate flooring, a radiator, and a uPVC double glazed window to the rear.



### Bedroom two

A second double bedroom, with laminate flooring, built-in wardrobe, a radiator and a uPVC double glazed window. There is also a loft hatch located within this room.

### Bedroom three

The third bedroom makes an ideal home office, or dressing room. There is the same modern flooring that is found throughout much of the property. The room also has a radiator, and a uPVC double glazed window.

### Bathroom

The bathroom comprises of a bath, and a pedestal hand wash basin. There are tiled splashback's, and easy clean PVC panelling on the walls. There is a radiator, and a uPVC double glazed frosted window.

### WC

A toilet, radiator, and a uPVC double glazed frosted window.

### Exterior

At the front of the property, there is a low maintenance garden, with three areas of gravel beds, separated by railway sleepers. There is access around the right-hand side of the property to the garden at the rear. Here you will find a spacious garden, which is laid to lawn, it is partially walled and partially fenced around.

### TENURE

We have been informed by the vendor the property is freehold

### COUNCIL TAX BAND A

### EPC C



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## NOTE

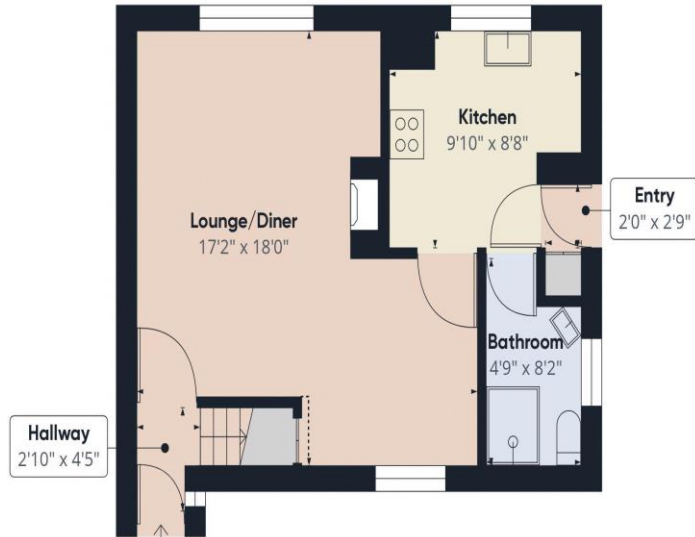
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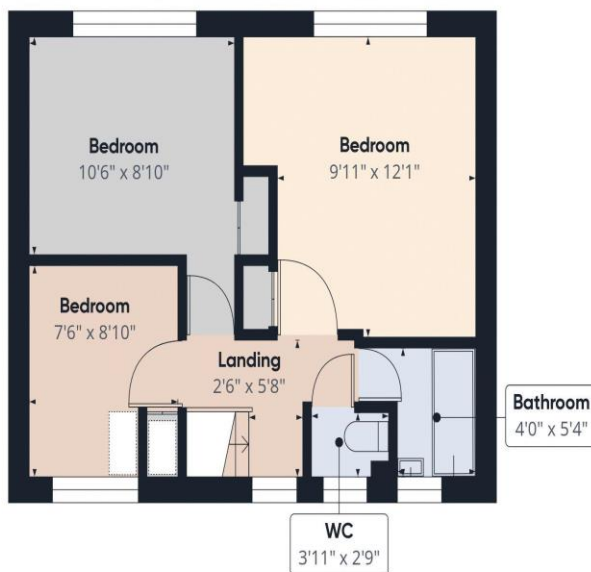


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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

758.64 ft<sup>2</sup>

Reduced headroom

1.29 ft<sup>2</sup>

(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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