



**Add value, or your own style to your next home**

**Boasts two versatile reception rooms**

**Three good-sized bedrooms in total**

**Benefits from a driveway and a garage**

**Two minutes' drive to the town centre**

**Offered for sale with no forward chain**

**Very large master bedroom**

**First floor shower room plus downstairs WC**

**Spacious garden which enjoys the sun throughout the day**

**Popular area of Whitehaven**

Offered for sale with no forward chain, is this spacious three-bedroom semi-detached home. Whilst in need of renovation, it will be the perfect choice of home for those looking to add value, and their own style, to their next property. Located in a popular area of Whitehaven, the town centre is only two minutes drive away, with pleasant walks, and you can enjoy a view along the coast, and it is just two minutes away. For those with children, numerous schools are within easy reach, including St Mary's Catholic primary School, Kells infant school, and Monkway Jr School. The property is set on a good size plot, with a gated drive and garden to the front. There is also a large garden, to the rear there is plenty of space to sit out and enjoy the sunshine. The detached garage provides additional parking or would make excellent storage. Step inside and find yourself in the hallway, leading through to the spacious lounge. The lounge has lots of natural light, and French doors, opening out to the garden. The property boasts a second reception room, which makes an ideal sitting room, dining room, or playroom, you choose. The kitchen is of a good size, and leads to a rear hall, which provides access to the exterior, and to the downstairs WC. Heading up to the first floor there are three good-sized bedrooms, including a very large master bedroom. The shower room is located by the bedrooms on the first floor. For those who are not afraid of a little bit of work, which is required on this property, please feel free to get in touch and arrange a viewing.

## ACCOMMODATION

### Hallway

There is a uPVC door, with a frosted glass panel. The hallway provides access to the lounge, and stairs lead to the first floor Landing.

### Lounge

The first of two reception rooms is this spacious lounge. There is lots of natural light, with a uPVC double glazed window to the front, and French doors, leading out to the garden at the rear. The lounge has a radiator, leads through to the kitchen.



### Kitchen

Currently comprises of white wall and base units, with a complementary worktop, matching up stands. There is a 1.5 sink with drainer board, and a mixer tap. The kitchen houses the boiler and leads through to the dining room and a rear hall.

### Dining room

A versatile second reception room, which could also be used as a sitting room if desired. There is a feature alcove, a radiator, and a uPVC double glazed window to the front.



### Side hall

Leads to the WC, whilst a half glazed uPVC door leads out to the exterior.

### WC

A toilet, and a window.

### First floor Landing

The landing provides access to all three bedrooms, and the bathroom.



### **Master bedroom**

A very large double bedroom, with plenty of natural light, there is a uPVC double glazed window, to the front and window to the rear. The room also benefits from two useful storage cupboards.

### **Bedroom two**

The second double bedroom has a radiator, and a uPVC double glazed window to the front.

### **Bedroom three**

A third bedroom with a radiator, and a uPVC double glazed window, looking out over the garden.

### **Bathroom**

Currently set up as a shower room, there is a shower cubicle, toilet and pedestal, hand wash basin, with a mixer tap. A window providing plenty of light.

### **Exterior**

At the front of the property, there is a gated driveway which leads up to the garage and provides plenty of off-street parking. There is a low maintenance garden, to the front largely laid to lawn, and the garden is walled around. At the rear there is a large garden with several seating areas, and a well maintained lawn, with a central path leading to the bottom of the garden. The garden enjoys sun throughout the day and is perfect for those with children.

### **TENURE**

We have been informed by the vendor the property is freehold

### **COUNCIL TAX BAND A**

### **EPC TBC**



## LOW FEES, LOCAL EXPERTISE

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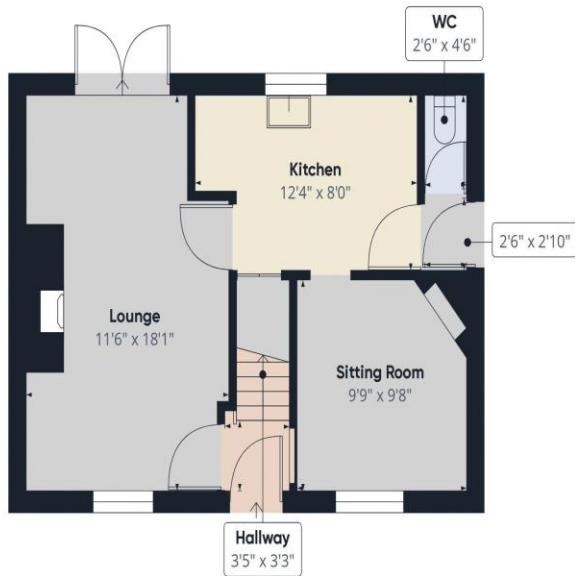
## MORTGAGES

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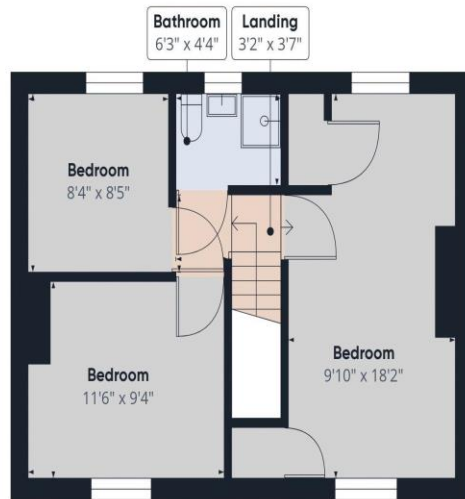
## NOTE

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



Floor 1



Approximate total area<sup>(1)</sup>  
821.93 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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