



Offered for sale with no forward chain

Set on a good size corner plot

Ideal for first time buyers or buy to let investor

Three good size bedrooms

Property boasts two garages

Front and rear garden plus 'Secret Garden' to the side

Set on a quiet cul-de-sac

Close to local schools and amenities

Maybe you're looking to get on the property ladder, or looking for your next project. This could be the one for you. The property is situated in a popular area of Whitehaven, known as Bransty. Bransty primary School is within easy walking distance and just a five minute walk and you will find yourself in the town centre, where there is a wide range of amenities and the local marina, with delightful walks are to be enjoyed. While the property is in need of some modernisation, it still offers good value for money. Step inside the property, and you find yourself in the hall. The hall leads to a good size lounge which in turn leads to the kitchen. The good size kitchen leads to a rear hall, where you find a handy downstairs WC and a large, storage area under the stairs, with lighting and power. To the first floor there are three good size bedrooms and the family bathroom. Externally, the property is set on a spacious corner plot, with well maintained gardens to the front and rear. To the side you will find a little 'Secret Garden' hidden away behind the garages. The property benefits from two garages. providing off-road parking or simply for storage. The choice is yours. Viewing is essential to see the potential this property has to offer.

ACCOMMODATION

Hallway

Entered through a uPVC double glazed door with patterned frosted glass. The hallway has dado rail, a door leading to the lounge and open stairs to the first floor.

Lounge

The good size lounge has a large uPVC double glazed window overlooking the front of the property, with a radiator below. To one end of the room there is a gas fire set on a stone hearth, with surrounding brick, incorporating recessed areas and additional storage. Provides access to the kitchen.

Kitchen

The kitchen has range of wooden wall and base units, with contrasting worktop and tiled splash back. There is an integrated double oven, with a separate stainless steel electric hob set into the worktop, with extractor fan above. There is a radiator, a large built-in storage cupboard incorporating the water tank and a stainless steel sink with mixer tap, is set below a uPVC double glazed window overlooking the rear garden. The kitchen benefits from a second uPVC double glaze window allowing additional natural light. There is an integrated, undercounter refrigerator and space and plumbing to house a washing machine. The kitchen also houses the combi boiler. There is wood effect flooring and a door leads through to the rear hall.

Rear hall

The rear hall leads to a useful downstairs WC, while another door leads through to a walk in under stairs storage area.

WC

Here you will find a toilet and a uPVC frosted glass window.

Large storage area

This useful area has lighting, power and a uPVC double glazed window to the side of the property.

First floor landing

There is a uPVC double glazed window to the half landing overlooking the rear of the property. Doors lead to all three bedrooms, the family bathroom and there is loft access to the ceiling.



Master bedroom

Located at the front of the property, there is a uPVC double window and built-in storage and shelving around the room.

Bedroom two

Located the rear of the property there is a uPVC double window overlooking the rear garden, and a radiator.

Bedroom three

Also situated at the rear of the property, this room has a uPVC double glazed window, a radiator and wood panelling.

Bathroom

The bathroom is part tiled, with non-slip vinyl flooring. There is a walk-in shower with electric shower above and folding shower screen doors, a pedestal sink and a toilet. The bathroom benefits from a uPVC double glazed frosted window, an electric heater and an extractor fan.

Garage one

The garage benefits from lighting and power, there is a window and an up and over door.

Garage two

The second garage has lighting, power and an up and over door.

Externally

To the front of the property, there is an area of lawn with mature shrubs and plants to the borders. The front garden is fenced around with gated access. There is a path around the side of the property, with gated access to the rear garden. As you exit from the door in the rear hall, there is an area of flagstone patio, which is walled around. A concrete path leads down the garden, with lawn either side and mature shrubs and plants to the borders. Gated access leads to the rear lane and both garages. To the side of the property there is a gate that leads to a little area behind the garages. This 'Secret Garden' has plenty of potential for a wildflower area.

TENURE

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

COUNCIL TAX BAND A

EPC TBC



LOW FEES, LOCAL EXPERTISE

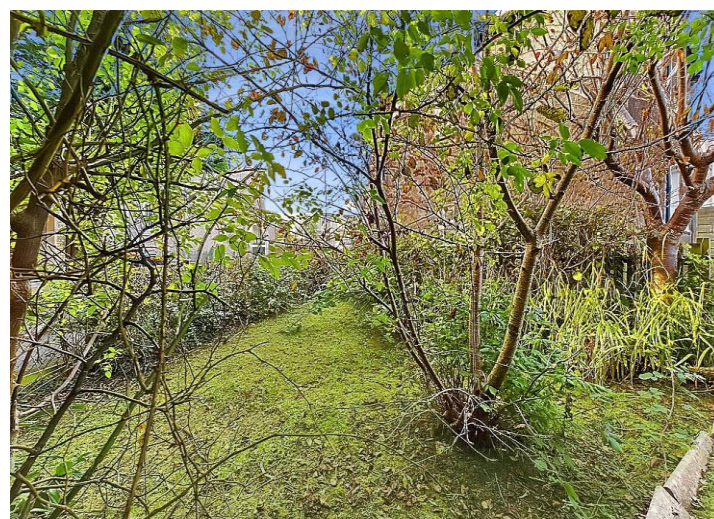
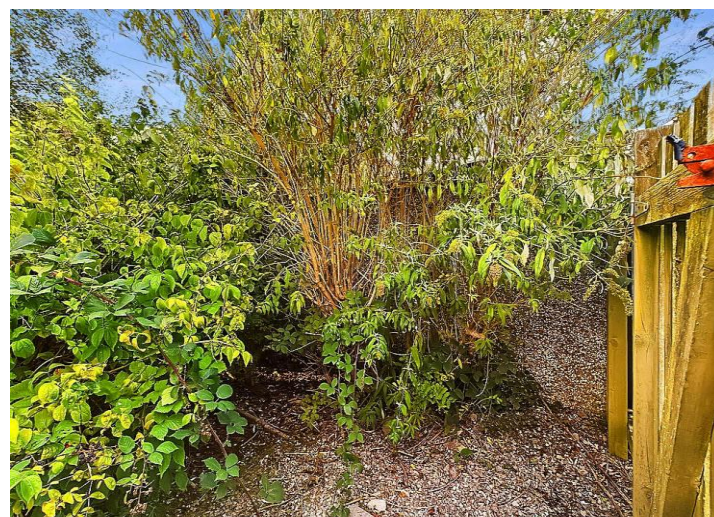
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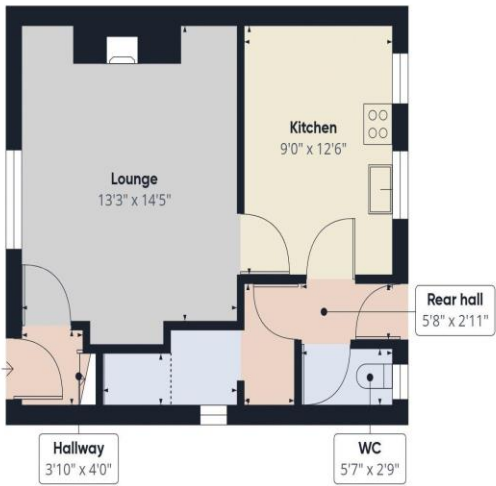
MORTGAGES

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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.





Approximate total area[®]

955.51 ft²

Reduced headroom

23.57 ft²

(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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