



**Semi-detached property, in a popular area of Whitehaven**

**Could catch the eye of a buy to let investor**

**Good size kitchen, with high-gloss units**

**Pleasant front and rear gardens**

**Ideal purchase for first time buyer or couple**

**Spacious, dual aspect lounge diner**

**Two double bedrooms, both with built-in storage cupboards**

**Useful lean to with two outbuildings**

Situated in a popular estate of Whitehaven is this deceptively spacious two bedroomed property. This lovely home would be an ideal purchase for a first-time buyer, couple or perhaps as a buy to let investor. The property offers great value for money and is within walking distance of local schools, including Whitehaven Academy, St. Benedict's Catholic High Schools, Jericho Primary School and Hensingham Primary Schools. A minutes' drive from the property is the local swimming pool and in the other direction there is a garage with a large convenience store. Step inside the property, the hallway leads to a spacious, dual aspect lounge diner and a good size kitchen with high gloss units. To the first floor there are two well presented double bedrooms, both of which have built-in storage cupboards. The family bathroom is also conveniently located by the bedrooms. Externally, the property benefits from a good-sized front garden, with well maintained lawn. To the side of the property, you will see another uPVC door which leads to a useful lean to. The lean to provides access to two useful outbuilding and another uPVC door leads to the rear garden. The rear garden is also a good size. Steps lead up to an elevated lawn, with mature shrubs and even an apple tree to the borders. Sold with no forward chain. Viewing is essential to see the potential on offer.



## ACCOMMODATION

### Hallway

Entered through a composite door, the hallway has tiled flooring, decorative coving, a radiator and an under stairs storage cupboard. The hallway leads to the lounge diner, kitchen and there are open stairs to the first floor.

### Lounge diner

The lounge diner is flooded with natural light from the dual aspect uPVC double glazed windows. The two areas are defined by different flooring, with a carpet to the lounge area and wood effect flooring to the dining space. The room benefits from decorative coving, two radiators and a modern, wall mounted electric fire, with connections to house a flat screen TV above.



### Kitchen

The kitchen has a range of white, high gloss wall and base units, with contrasting wood effect worksurfaces and tiled splash backs. A stainless steel sink and draining board is set below a uPVC double glazed window overlooking the rear garden. There is space and plumbing for a washing machine and space for a freestanding fridge-freezer, in the under stairs storage space. There is a stainless steel oven, with matching gas burning hob and extractor above, a radiator, decorative coving, ceiling spotlights and tiled flooring.



### First floor landing

Going up the stairs there are feature glass blocks that allow in additional light. The landing has a uPVC double glazed window to the side of the property, with a radiator below. There is access to both double bedrooms, the bathroom and the loft.

### Bedroom one

The spacious master bedroom has a large, uPVC double glazed window overlooking the front of the property, with a radiator below. There is decorative coving and the bedroom benefits from a large, built in storage cupboard, which would make an ideal wardrobe.





## Bedroom two

The second bedroom is located at the rear of the property and has a uPVC double glazed window looking out over the rear garden, with a radiator below. There is decorative coving, wood effect flooring and a large built-in storage cupboard.

## Bathroom

The bathroom has a three-piece suite briefly comprising of a bath with electric shower above, a toilet and a pedestal sink. The bathroom benefits from ceiling spotlights, an extractor, a chrome towel heating radiator and a uPVC double glazed window.

## Lean to

This useful lean to provides access to two useful outbuildings, ideal for storing all your bulky gardening tools.

## Exterior

To the front the property benefits from a good-sized well-maintained lawn, either side of the central path. The garden is fence around and there is a uPVC door which leads to the lean to, which in turn leads to the rear garden. To the rear garden, there is a path, with steps up to an elevated lawn, with a gravelled rockery area. The garden is part fenced around, with mature plants and shrubs to the borders.

## TENURE

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

## COUNCIL TAX BAND A

## EPC C





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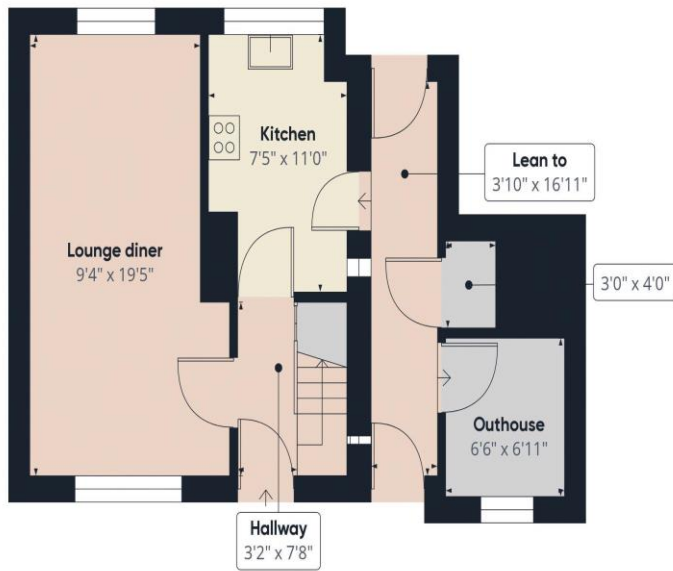
## NOTE

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>

745.29 ft<sup>2</sup>

Reduced headroom

12.06 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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