



**Stunning, elevated views of the harbour and the sea beyond**

**Four good sized double bedrooms**

**Good sized, contemporary kitchen**

**Low maintenance rear yard with**

**Easy access to the picturesque harbour**

**Substantial property set in a popular residential area of Whitehaven**

**Two versatile and well presented reception rooms**

**Stylish, bathroom with four piece suite**

**Close to local amenities and popular schools**

**Excellent transport links to the neighbouring towns**

Located in a popular area of Whitehaven, is this substantial, four bed property. Set over three floors, the property would be an ideal purchase for a growing family. For those who enjoy a room with a view, you can take your pick here. Stunning elevated views of the Solway Firth and Whitehaven's famous piers can be enjoyed from the bedrooms to the rear and from the landings. Within easy walking distance, you will find popular local schools and just a five – ten minute walk and you will find yourself in the bustling town centre, with its wide range of shops, pubs and café's. Whilst in need of some finishing touches throughout, the property offers good value for money. Step inside, the hallway leads to two well presented and versatile reception rooms. From the dining room, there is access into the kitchen, with separate utility room. To the first floor, there are two spacious double bedrooms and the stylish, family bathroom. Continuing up to the second floor, there are a further two double bedrooms. Externally, the property benefits from a low maintenance yard. Viewing is essential to see the potential on offer so call the office today.

## ACCOMMODATION

### Entrance hall

Entered through a uPVC double glazed door, with frosted over panelled glass, and doors leading into the dining room, lounge. There are stairs to the first floor, with lovely original corbels above.

### Lounge

The bright and spacious dual aspect lounge has high ceilings, with a decorative cornice and a large central ceiling rose. To the chimney breast there is modern cladding creating a lovely feature, with a TV aerial point, and two uPVC double glazed windows, which flood the space with natural light, with beautiful harbour and sea views. There is a radiator, and wood effect flooring.



### Dining room

This light and spacious dining room has high ceilings, with decorative cornice and a central ceiling rose, with a low-level pendant lighting. There is modern wood effect flooring, and a uPVC double glazed window which benefits from a sea view, with a radiator below, and a useful under stairs storage cupboard.



### Kitchen

The contemporary kitchen has a range of grey wall and base units, with complementary work surfaces, and tiled splash backs. A stainless steel sink, and drainer unit, is set below a uPVC double glazed window, overlooking the front of the property. The kitchen has a built-in electric oven, stainless steel gas hob, with a stainless steel extractor hood above. There is space for an under-counter fridge and freezer and tile effect, laminate flooring.

### Rear hall

The rear hall has a uPVC double glazed door with frosted glass, which leads out onto the rear of the property, and provides access to the utility.

### Utility

There is plumbing for a washing machine, a wall mounted sink, laminate flooring, and a uPVC double glazed frosted glass window.

### First floor landing

The first-floor landing provides excellent storage, with multiple built-in storage cabinets. With access into the family bathroom, and two double bedrooms, a uPVC double glazed window, which has a spectacular close-up Harbour view. Stairs leading to the second floor.



### **Bedroom one**

This spacious, well presented light and airy double bedroom, benefits from dual aspect windows that provide plenty of natural light, the first of the uPVC double glazed window looks out over the front of the property, and provides that beautiful Seaview, the second uPVC double glazed window, looks out over the side of the property. With tasteful décor, and lovely high ceilings, with cornice, and a central ceiling rose, and a radiator.

### **Bedroom two**

A well presented double bedroom, with a modern neutral décor, complemented by the grey oak effect laminate flooring. A uPVC double glazed window, which overlooks the stunning harbour and views to the front of the property, a radiator below.

### **Bedroom three**

This large double bedroom takes full advantage of the beautiful views, whilst partway through renovations this is a fantastic space, with original low-level beams, laminate flooring, a Velux skylight window, and a radiator, with laminate flooring.

### **Bedroom four**

The fourth well proportioned double bedroom has exposed original ceiling beams, benefits from a useful storage area, a radiator, and laminate flooring. With a uPVC double glazed window which again enjoys that stunning sea view.

### **Family bathroom**

The generously proportioned stylish modern family bathroom boasts a four piece suite, which comprises of a large deep filled double ended bath, with a central mixer tap, and a modern fitted vanity unit, with storage cupboards and drawers, incorporating a mounted sink, with a mixer tap, and a concealed cistern, a toilet with mounted flush stop, with a digital LED mirror above. A large walk-in shower cubicle, with tiled recess shelving, and a mixer shower, with both rainfall, and jet showerhead attachments, with a colourful tiled surround, and modern part tiled walls. A towel heating radiator, a uPVC double glazed window with frosted glass, and laminate wood effect flooring.



## Externally

To the rear of the property is a low maintenance rear yard. To the front of the property over the road is a large separate garden, which has a raised patio with steps leading to a large well maintained lawn, with hedgerows to the borders. Benefitting a good size storage shed, and the gardens raised patio, is the perfect place to enjoy the views over the harbour, and the spectacular sunsets. The garden has gated access.

## TENURE

We have been informed by the vendor the property is freehold

## COUNCIL TAX BAND B

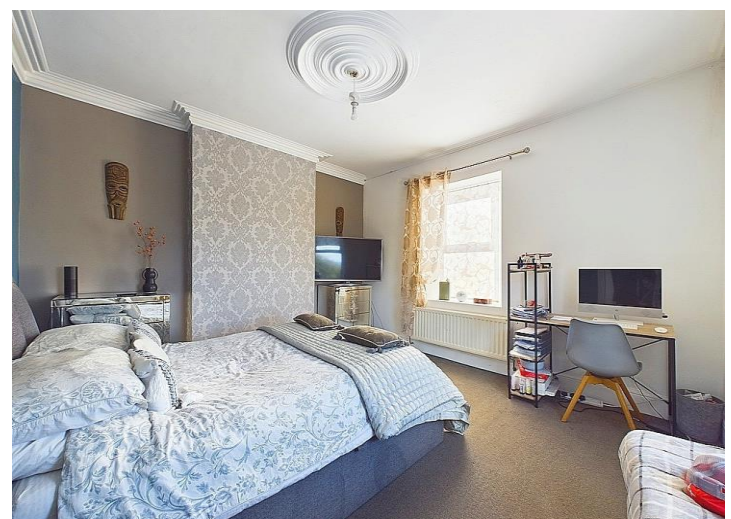
## EPC E

## LOW FEES, LOCAL EXPERTISE

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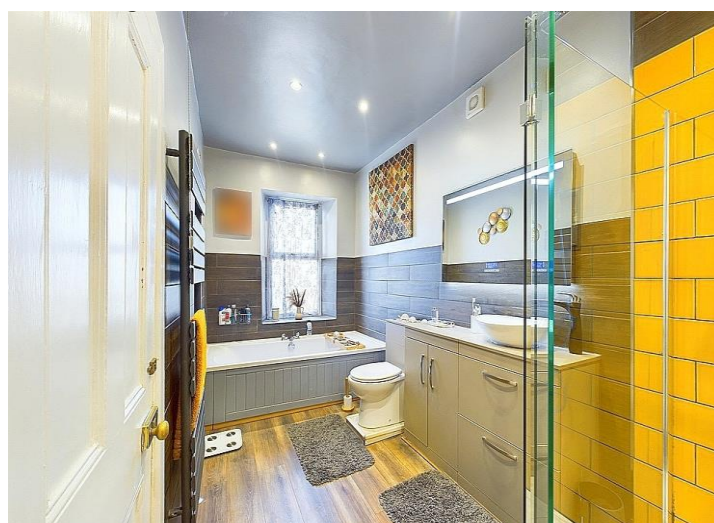
## MORTGAGES

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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.





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 <p style="text-align: center;"><b>Ground Floor</b></p>	 <p style="text-align: center;"><b>Floor 1</b></p>	 <p><b>Approximate total area<sup>®</sup></b> 1470.13 ft<sup>2</sup></p> <p><b>Reduced headroom</b> 116.47 ft<sup>2</sup></p>
 <p style="text-align: center;"><b>Floor 2</b></p>		<p>(1) Excluding balconies and terraces</p> <p>Reduced headroom ----- Below 5 ft</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations are based on RICS IPMS 3C standard.</p> <p><b>GIRAFFE360</b></p>

