



**Offered for sale with no chain**

**Spacious, dual aspect lounge with feature fireplace**

**Ideal for first time buyers, couples or perhaps a buy to let investor**

**Low maintenance yard with steps to an elevated seating area**

**Underfloor heating in bathroom and kitchen**

**Set in a quiet, side street in a popular residential area**

**Good sized kitchen with wood effect wall and base units**

**Ground floor family bathroom with contemporary tiles**

**Two well presented double bedrooms**

**Boiler serviced annually 6 years warranty remaining**

Offered for sale with no forward chain, is this deceptively spacious terraced home. Located on a quiet side street, in the popular town of Whitehaven, the property is within walking distance of popular, local schools including Hensingham junior School, Jericho primary School and Whitehaven Academy. A newly built garage, with convenience store, butchers and the local park, are just a few minutes walk away. Just a five minute drive and you will find yourself in the town centre, where there are a large range of amenities, including shops, pubs and cafes not to mention the picturesque harbour, where stunning coastal views and walks are to be enjoyed. Step inside the property, the vestibule leads to a spacious, dual aspect lounge diner with feature cast iron fireplace. From here, a door leads through to the good sized galley kitchen and onto the family bathroom. To the first floor, there are two good sized and well presented double bedrooms, with one of them benefiting from a built-in storage cupboard. Externally, the property has a low maintenance rear yard, with steps up to an elevated seating area.



## ACCOMMODATION

### Vestibule

Entered through a uPVC door with frosted panel, the vestibule has dado rail, wood effect flooring and an internal door with glass panels, lead through to the lounge.

### Lounge

The lounge diner benefits from dual aspect uPVC windows to either end of the room. There is dado rail, wood effect flooring and three radiators providing plenty of warmth. A fabulous feature of the room is the coal effect, cast iron fire, set on a tiled hearth, with matching insert and decorative cast iron surround. Either side of the chimney breast there is decorative wall lights and recessed shelving area to one wall and a built in cupboard to the other. A wooden beam separates the two areas, to the dining area there is a large, under stairs storage cupboard, open stairs to the first floor and a door through to the kitchen.



### Kitchen

The good sized galley kitchen has range of wood effect, wall and base units with contrasting work surfaces and tiled splash backs. There is space for a freestanding oven, with stainless steel splashback and extractor in place above. A stainless steel sink with mixer tap, is set below a uPVC double glazed window overlooking the rear yard, with pelmet lighting above. There is space and plumbing to house a freestanding washing machine and a freestanding fridge freezer. The kitchen benefits from tile effect flooring and here you will also find the combi boiler, neatly placed in one of the cupboards. A uPVC door with frosted glass leads out onto the rear yard and there is a door to the bathroom.



### Family bathroom

The bathroom benefits from tile effect flooring, part panelled and part tiled walls. There is a bath with mixer tap and shower above. a pedestal sink, a toilet, a chrome towel heating radiator and a UPVC frosted glass window.



## First floor landing

Here you will find loft access and doors to both double bedrooms.

## Bedroom one

Located at the front of the property, the bedroom has decorative coving, a radiator and a uPVC double glazed window looking out over the front.

## Bedroom two

The second double bedroom has decorative coving, a built in storage cupboard and a uPVC double glazed window overlooking the rear yard, with a radiator below.

## Rear yard

To the of the property, there is low maintenance, L-shaped yard with steps leading up to an elevated seating area.



## TENURE

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

## COUNCIL TAX BAND A

## EPC D

## 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.





