



- Located in a highly sought-after area of Whitehaven**
- Offered for sale with no forward chain**
- Perfect as a first home, or perhaps a downsize**
- Spacious lounge with bay window**
- Well-maintained, generously sized kitchen/diner**
- Large, first floor bathroom suite**
- Driveway and garage, providing plenty of parking**
- Well-maintained garden, both to front and rear**
- Just a five-minute drive, to Whitehaven town centre**
- Set within a quiet cul-de-sac location**

It is not often that a two bedroom property comes up for sale in this area of Whitehaven. Highly sought-after Grant Drive is a quiet cul-de-sac which has long been a popular place to live. The property will be an ideal choice for a first-time buyer, young couple, and may certainly grab the attention of anybody looking to downsize. The property certainly has plenty to offer, with its spacious driveway and garage. There is a well-maintained garden to the front and a large garden to the rear, which feels relatively private. Step inside and you will find yourself in the hallway, leading through to the lounge, boasting a large bay window, that looks out to the front. Beyond the lounge you will find the well maintained open plan kitchen and diner. There is also a rear hall, and a utility cupboard. Heading up to the first floor the landing leads to both bedrooms, both of which are of a generous size, especially the main bedroom. The large bathroom is also located by the bedrooms on the first floor. The location of the property is convenient with the nearby A595 providing excellent transport links to the surrounding areas. Whitehaven town centre is just a 5 to 10 minute drive away. For those that may have children, numerous schools are all within easy reach. To view this property and all it has to offer please contact the office to arrange a viewing.

ACCOMMODATION

Hallway

The hallway is accessed by a stylish uPVC door with a decorative frosted glass panel. The hallway benefits from a radiator, providing access to the lounge and stairs to the first-floor landing.

Lounge

A lovely feature of the lounge is the uPVC bay window, which looks out to the front of the property. The lounge has lots of natural light and is decorated in a neutral style. There is modern flooring, and two radiators provide plenty of warmth. Provides access to the kitchen/diner.



Kitchen/diner

The kitchen has a range of high gloss wall and base units, with a complementary worktop, and tiled splash backs. There is a built-in electric oven, and grill, with a separate hob. A stainless steel, circular sink, with matching circular drainer board, and the central mixer tap, is positioned below one of the two uPVC double glazed windows. The room has an under stairs storage cupboard, decorative coving and modern flooring. There is a radiator at the end of the room, where you will find space for a dining table and chair set.



Rear hall

Provides access to a utility cupboard, housing the boiler, and there is a door which leads out to the garden.

First floor landing

Landing benefits from a uPVC double glazed window, and leads to both bedrooms, and there is a loft hatch.

Bedroom one

A large double bedroom benefiting from a built-in cupboard, a radiator, and the uPVC double glazed window, which looks out across the front of the property.

Bedroom two

The second spacious room with a radiator, and the uPVC double glazed window, looks down onto the garden at the rear.



Bathroom

This spacious bathroom comprises of a toilet, and a pedestal hand wash basin, with mixer tap. There is a spa bath, with a glass screen and shower above. The room also has partially tiled walls, a radiator and a uPVC double glazed frosted window.

Garage

The garage benefits from an up and over door to the front, and pedestrian access to the rear. The garage has a window, and a useful storage cupboard.

Exterior

The driveway at the front provides plenty of off-street parking and leads to the garage. There is a well-maintained lawned garden, with a variety of shrubs. The front garden and driveway are surrounded by a low wall. The rear garden has a spacious, well maintained lawn. There is a seating area, and a variety of mature shrubs and trees. The garden feels relatively private and enjoys sun throughout much of the day.

TENURE

We have been informed by the vendor the property is freehold

COUNCIL TAX BAND B

EPC TBC

LOW FEES, LOCAL EXPERTISE

We are pleased to offer a family run, independent estate agent service in Cumbria, offering property sale services without the premium charges of high street estate agents. We have a range of low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown rapidly, largely due to recommendations and referrals from our many happy customers. Not only could we save you a fortune, but our customers also love our extended open hours, 7PM during the week and 5PM on Saturdays. We offer free valuations, provide great photography and a friendly team which is there to support and guide you from the initial marketing to completion of the sale of your property.

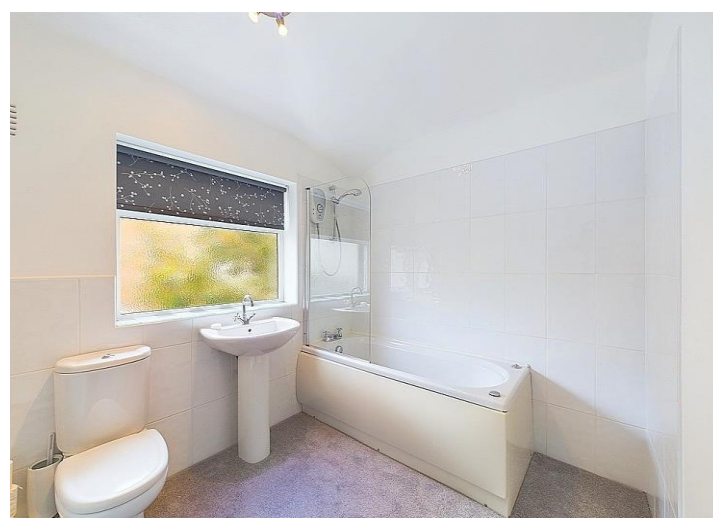


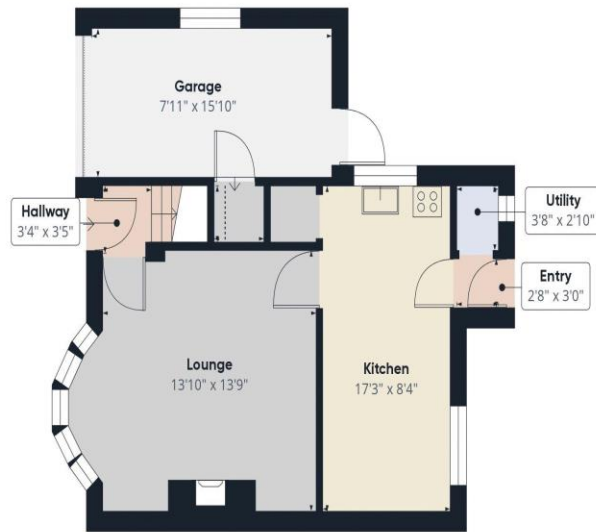
MORTGAGES

Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for remortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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⁽¹⁾
881.46 ft²

Reduced headroom
2.26 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.

GIRAFFE360