



**Spacious three bed semi-detached home**

**Large driveway and detached garage**

**Sought after residential area**

**Good size lounge with fire place**

**Ideal family home**

**Easy access to local schools**

**Large open plan kitchen diner with patio doors**

**Lovely rear garden with decking seating area**

Nestled in the sought-after area of Whitehaven, this charming three-bedroom semi-detached home is a gem waiting to be discovered. The large open plan kitchen diner is an absolute delight, featuring patio doors that lead out to the well-maintained patio and garden - perfect for hosting summer barbeques or simply enjoying a morning coffee in the sunshine. With a sizeable driveway, gated access, and a detached garage, parking will never be a hassle, leaving you with more time to appreciate everything this property has to offer. Situated close to various schools, this home is not only perfect for families but also suits first-time buyers and couples looking for a cosy retreat with the convenience of amenities in easy reach.

Step inside to find a large light and spacious lounge which exudes a sense of warmth and comfort, with a cosy fireplace beckoning you to unwind and make yourself at home. To the first floor there is contemporary modern first-floor bathroom, ideal for relaxing after a long day, conveniently located by the the three good size bedrooms. As you make your way outside, the large garden invites you to bask in the fresh air and soak up the sunshine. Complete with a relaxing decking area, an elevated seating spot, a well-maintained lawn, and a charming patio, this outdoor space is a true sanctuary. Wander around the garden and discover the pond to rear. Off-road parking leading to the garage ensures that your vehicles are safe and secure, giving you peace of mind as you settle into your new home. Don't miss the chance to make this property your own and create lasting memories in a place you'll be proud to call home.



## ACCOMMODATION

### TENURE

We have been informed by the vendor the property is freehold

### COUNCIL TAX BAND A

### 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

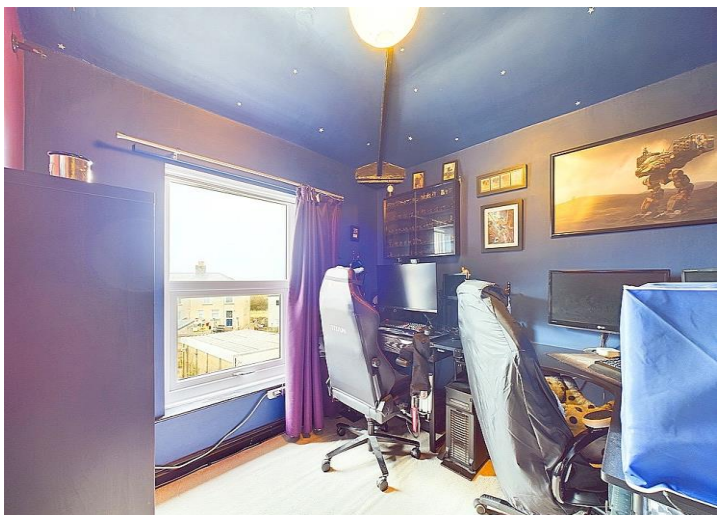
Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including 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.

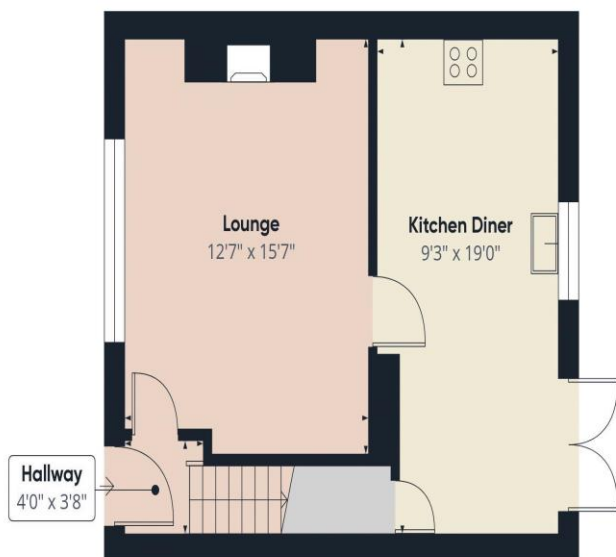
### NOTE

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.



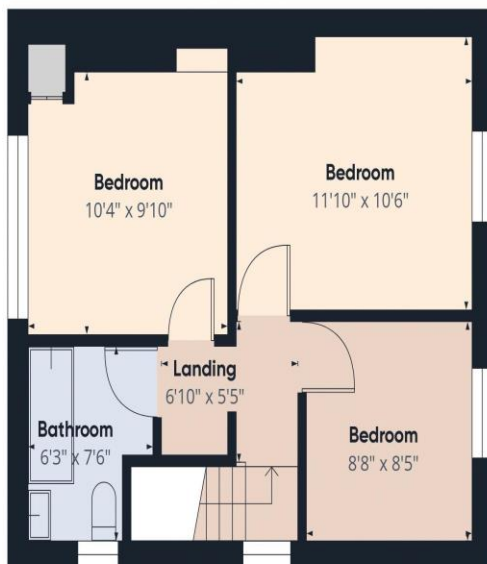






Ground Floor

Approximate total area<sup>(1)</sup>  
785.03 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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