



**One of the most sought-after postcodes in Whitehaven**

**Beautifully presented and in immaculate condition throughout**

**Beautiful, high-end kitchen with granite worktops**

**Three tastefully decorated, light and airy bedrooms**

**Attractive sun trap garden to the rear**

**Boasts a double garage and large drive**

**Lovely open plan lounge and diner with French doors to the garden**

**Matching utility with granite worktops**

**Bathroom is not only like new but also has plenty of style**

**Perfect for families with close proximity to local schools**

Welcome to this stunning property nestled in one of the most sought-after postcodes in Whitehaven. Step inside this beautifully presented home, meticulously maintained and ready for you to simply unpack and move in.

Located just a stone's throw away from Jericho School and within walking distance of other schools including Hensingham Primary School, Whitehaven Academy, and St Benedict Catholic High School, this property is perfect for families.

One of the standout features of this home is the rare find of a double garage, providing both convenience and the potential to extend the accommodation further.

As you enter, you'll be greeted by a lovely hallway that leads to a spacious open plan lounge and diner. The lounge features French doors that open out to one of the two decked areas in the rear garden, flooding the room with natural light.

The kitchen is a chef's dream, boasting integrated appliances and elegant granite worktops. Adjacent to the kitchen is a convenient utility room with matching units and a rear door accessing the garage.

Heading upstairs, you'll find three charming bedrooms, with the master bedroom offering bespoke shutters and a large six-door wardrobe that could be included in the sale.

The family bathroom exudes style and is in pristine condition, mirroring the rest of the property's immaculate upkeep. Outside, the front of the property features a spacious block-paved driveway and a well-maintained garden.

The backyard is a true sun trap, ideal for entertaining friends and family. With two decked areas, a generous patio, and a lush lawn, the garden is a tranquil oasis surrounded by secure fencing.

This home is truly special and sure to attract high interest. Don't miss out on the opportunity to make this property your own. Contact us now to schedule a viewing before it's gone!





## TENURE

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

## COUNCIL TAX BAND C

## EPC D

## 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 re-mortgaging 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.

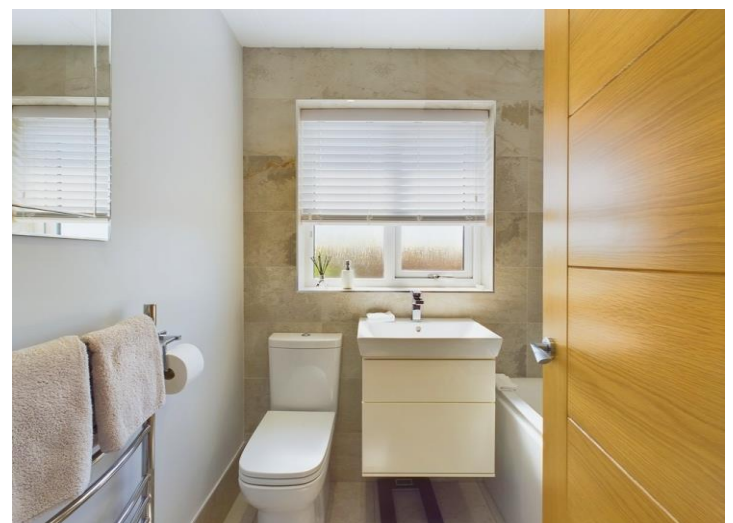
## NOTE

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.













 <p>The Ground Floor plan shows a large Lounge/Diner (13'6" x 24'4") on the left, a Kitchen (10'1" x 9'5") at the top, a Utility room (8'11" x 6'4") to the right of the kitchen, and a large Double Garage (17'1" x 16'3") on the right. A central Hallway (6'8" x 12'10") provides access to the other rooms and a staircase.</p>	<div data-bbox="1377 331 1457 432">  </div> <div data-bbox="1337 734 1501 790"> <p>Approximate total area<sup>®</sup> 1351.7 ft<sup>2</sup></p> </div> <div data-bbox="1353 835 1485 891"> <p>Reduced headroom 13.35 ft<sup>2</sup></p> </div>
 <p>The Floor 1 plan features three bedrooms: one at the top (13'4" x 9'9"), one at the bottom left (11'8" x 12'1"), and one at the bottom right (8'8" x 7'8"). A central Landing (6'11" x 9'0") connects the bedrooms and a Bathroom (7'0" x 5'5").</p>	<div data-bbox="1329 1272 1505 1294"> <p>(1) Excluding balconies and terraces</p> </div> <div data-bbox="1353 1339 1469 1384"> <p> Reduced headroom (below 1.5m/4.92ft)</p> </div> <div data-bbox="1326 1429 1513 1507"> <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> </div> <div data-bbox="1385 1518 1453 1541"> <p>GIRAFFE360</p> </div>