



**Offered for sale with no forward chain**

**Ideal for anyone looking to put their own stamp on a property**

**Walking distance to numerous schools and amenities**

**Front and rear gardens**

**Useful storage sheds to the rear**

**Deceptively spacious three bedroom semi detached home**

**Popular residential area**

**Three good size bedrooms**

**Two versatile reception rooms**

**Ideal investment opportunity**

Offered for sale with no forward chain, this deceptively spacious three-bedroom semi-detached home presents a wonderful opportunity for those looking to create their ideal living space. Although some modernisation may be desired, the property has been well maintained throughout, making it the perfect canvas for personal touches. Situated within a stone's throw of various local schools such as Whitehaven Academy, St Benedict's Catholic High Schools, Jericho Primary School, and Hensingham Primary Schools, this home conveniently caters to families, first time buyers or perhaps investors.

Just a minute's drive away, residents can enjoy the nearby swimming pool, while in the opposite direction, a newly constructed garage houses a large convenience store for added convenience. Step inside to find a generously proportioned hall leading to a cosy lounge with a gas fire, ideal for relaxing after a long day. The adjacent kitchen flows seamlessly into a dining room that offers the flexibility to either create an open-plan layout or set up an additional living space – the choice is yours to make. Upstairs, three well-appointed bedrooms and a family bathroom provide ample accommodation for residents.

On one side of the property lies a lonning flanked by two practical storage sheds, offering plenty of room to stow away outdoor essentials. Or as other have in the area this space could make a great utility area. Externally, the property boasts a well maintained front garden and a good size rear garden which is fenced around, providing a blank canvas for landscaping enthusiasts or anyone looking to create an outdoor oasis.

With its prime location and untapped potential, it's paramount to arrange a viewing to fully appreciate the charm and possibilities that this lovely home has to offer in this sought-after Area. Don't miss out on the chance to transform this property into your dream home, tailored to your unique style and preferences - the possibilities are endless.





## SELLING WITH FIRST CHOICE MOVE

First Choice Move began in 2010 from humble beginnings—from a kitchen table in Egremont. Built on family values, hard work, and a passion for property, we have grown to become the largest estate agency in West Cumbria. As a family-run business, we believe in combining traditional estate agency values with the very latest marketing techniques to ensure every property gets maximum exposure. From high-quality photography, 3D tours, drone photography, videos and professional floorplans to online advertising and social media campaigns, we use a tailored approach to attract the right buyers. Our commitment to excellence has earned us multiple national, industry-recognised awards, a testament to our dedication to delivering outstanding service and results. We are more than just an estate agency—we're a trusted partner for buyers and sellers across West Cumbria, combining innovation with personal service to help you move with confidence.

## 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.

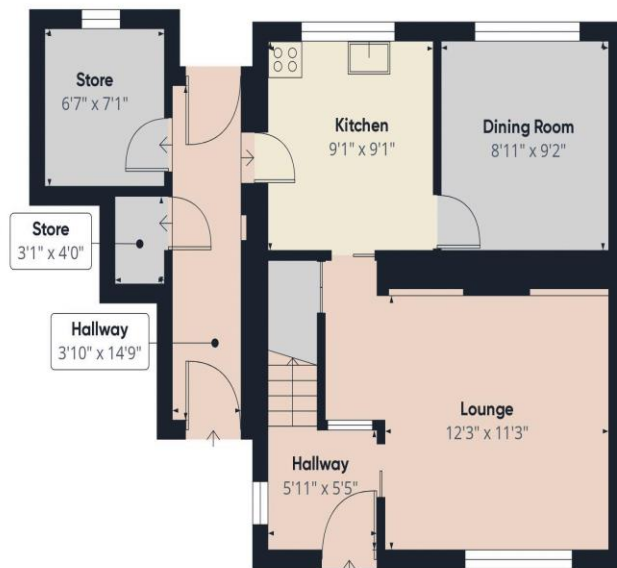




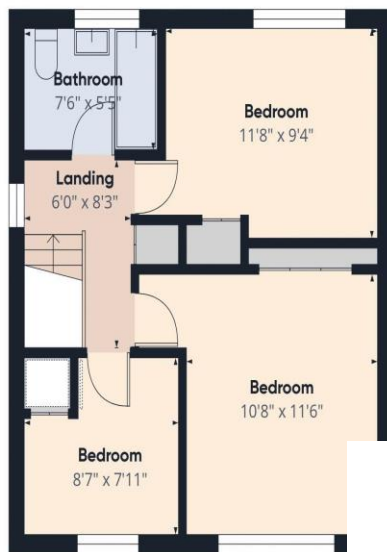








Ground Floor



Floor 1



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

(1) Excluding balconies and terraces

While every attempt has been made to