



Extremely popular area of Whitehaven

Two impressive reception rooms

Three bedrooms plus loft room

Spacious rear garden

Sold with no forward chain

Spacious kitchen/diner

Drive for off-street parking

A fabulous, spacious, family home

It is not all that often that these large, impressive townhouses come up for sale in this highly sought-after area of Whitehaven; these properties offer excellent value for money for the space they offer and make fabulous family homes. Whitehaven town centre is within easy walking distance and nearby schools are just a short drive away. The A595 also provides excellent transport links to the surrounding areas. The property has plenty of space both inside and out and the accommodation comprises briefly of a hallway, lovely lounge with bay window and a versatile dining/sitting room. There is a spacious kitchen/diner with feature ceiling beams and a wood burning stove. To the first floor there are three generously sized bedrooms and the bathroom. There are stairs leading to a spacious and versatile room in the former loft space which would make a great home office or playroom. Externally the property benefits from a drive providing off-street parking and at the rear there is a spacious, well maintained garden which gets the sun throughout much of the day and certainly complements this fabulous home. To fully appreciate the space and value for money it offers we recommend that you book a viewing.

ACCOMMODATION

Vestibule 4' 4" x 3' 4" (1.32m x 1.02m)

The vestibule is entered through a uPVC door with large frosted panel and frosted top panel which allows in plenty of natural light. There is also decorative coving, dado rail and the vestibule leads to the hallway.

Hallway 16' 9" x 5' 3" (5.10m x 1.60m)

The spacious hallway has feature corbels, decorative coving and dado rail. There is a phone point, under stairs storage cupboard and a double panel radiator. Original doors lead to the lounge, dining room, kitchen and there are the stairs to the first floor landing.

Lounge 14' 3" x 12' 9" (4.34m x 3.88m)

This spacious and lovely room boasts a large uPVC double glazed bay window which looks out to the front and also enjoys views of the famous Whitehaven Candlestick and sea beyond. There is a feature coal-effect gas fire set on a tiled hearth with tiled inset and large decorative wood surround. Within the room there is the original decorative coving, ceiling rose and picture rail adding to the charm. The room also has a TV point, phone point and a double panel radiator.

Dining/sitting room 11' 10" x 11' 5" (3.60m x 3.48m)

This versatile room, which could be used as a dining room or sitting room, as desired, has a coal-effect gas fire with a tiled hearth, inset and wood surround. There is decorative coving, picture rail, double panel radiator and a uPVC double glazed window looking out towards the rear garden.

Kitchen/diner 17' 4" x 9' 6" (5.28m x 2.89m)

This fitted kitchen boasts a range of oak wall and base units with a complementary worktop. Built-in electric oven, separate gas hob with a tiled splashback and extractor canopy above. A stainless steel sink 1.5 with drainer board and mixer tap is set below one of the three uPVC double glazed windows which make this room nice and light. There is also a half-glazed uPVC door which leads out to the rear and provides additional light. The kitchen has an eye-catching multifuel stove set within the chimney breast with a tiled hearth, tiled surround and feature stone and wood lintel above. The ceiling has an attractive exposed beams and the floor is tiled and a double panel radiator provides plenty of warmth. In addition to the main ceiling light there are two feature spotlights and under cupboard lighting.



First floor landing

This spacious split-level landing has a skylight, dado rail and a double panel radiator. The landing leads to all three bedrooms bathroom and there are stairs leading to the loft room.

Bedroom one 13' 0" x 12' 7" (3.96m x 3.83m)

A spacious double bedroom with decorative coving, picture rail and the visible curvature of the chimney breast. There is a double panel radiator and two large uPVC double glazed windows both enjoying attractive views across Whitehaven towards the harbour and sea beyond.

Bedroom two 12' 11" x 11' 5" (3.93m x 3.48m)

This spacious double room has a double panel radiator, feature alcove from the curvature of the chimney breast and a uPVC double glazed window which looks over the rear garden and beyond.

Bedroom three 10' 0" x 9' 7" (3.05m x 2.92m)

A good size third bedroom with a feature fireplace, double panel radiator and a uPVC double glazed window looking out over the rear garden and beyond.

Bathroom 6' 8" x 6' 5" (2.03m x 1.95m)

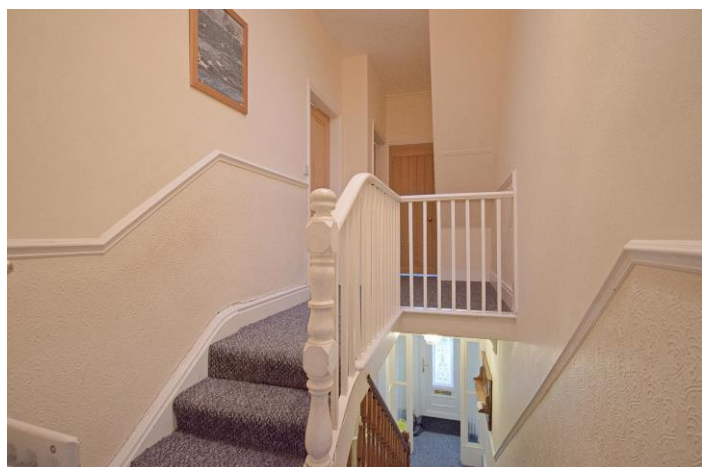
Incorporates a corner bath with shower above, WC and pedestal hand wash basin. Attractive cupboard discreetly houses the Baxi combi boiler. Exposed original beams, wood flooring, double panel radiator and a uPVC double glazed frosted window.

Loft Room 15' 5" x 14' 5" (4.70m x 4.39m)

This spacious loft room, which could be used as a home office or playroom has under eaves storage cupboards, wood flooring, double panel radiator and two skylights, one enjoying pleasant views of the fields to the rear, and one boasts elevated views across Whitehaven and the sea.

Exterior

To the front of the property there is a driveway providing off-street parking and there is also a small garden area with a mature hedge providing privacy. At the rear the property enjoys a spacious and well maintained garden with a variety of mature shrubs and trees and the garden is hedged around. There is a patio and useful garden shed. The garden enjoys the sun throughout much of the day and is a lovely place to sit and relax.



TENURE:

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

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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.





