



**Just a stroll from the town centre, shops and harbour**

**Plenty of eye-catching features, set over three floors**

**Perfect for those working or socialising in town**

**Beautiful bathroom and separate shower room**

**Ideal for a first-time buyer, couple or family**

**Offered for sale with no forward chain**

**Lovely, open plan lounge/diner**

**Features three double bedrooms**

**Offers excellent value for money**

**Boasts four attractive cast-iron fireplaces**

Set within a quiet area, yet just a stroll from the town centre is this fabulous home. Set over three floors, the property has lots of style and offers excellent value for money. The property will be perfect for those who work or socialise in Whitehaven as it is just a few minutes walk to the shops and harbour where you can enjoy a morning coffee or an evening glass of wine with friends. The property has plenty of space, boasting three double bedrooms and a large reception room. Step inside you'll find yourself in the lovely, open plan lounge/diner which is tastefully decorated and has a cast-iron fireplace. The room opens up to the stylish kitchen which leads out to the private and secure yard at the rear. Off the kitchen, you will also find a stylish ground floor shower room. Heading up to the first floor, you will find the first spacious double bedroom with a cast-iron fireplace. Also on the first floor you will find a rather luxurious and spacious bathroom suite. Continuing up to the second floor you will find a further two double bedrooms, each featuring a cast-iron fireplace. Another lovely feature of the property is the double glazed sash windows, in keeping with a property of this period. To view this lovely home and its convenient location get in touch and we will arrange a viewing.

## ACCOMMODATION

### Open plan lounge and diner

This spacious room feels very light and airy and is tastefully decorated. Your eyes will be drawn to the lovely cast iron fireplace and you will find three more located throughout the property. There is a modern glass balustrade, stylish laminate flooring, ceiling spotlights and two stylish ceiling lights. The room has plenty of power points, two double panel radiators and a double glazed sash window to the front. Opens up to the kitchen.

### Kitchen

This modern kitchen incorporates a range of grey wall and base units, with a complementary worktop and matching up stands. You will notice two Velux windows within the pitched roof, which allow plenty of natural light into the kitchen, the open plan lounge and diner beyond. Additional natural light is provided by the three-quarter glazed door which has a sash side window and leads out to the yard. The kitchen has a built-in electric oven with a separate electric hob and an extractor. There is a stainless steel sink drainer board and mixer tap. The kitchen has stylish tile flooring, a heated towel rail and there is an under stairs storage cupboard with lighting. At the end of the room you will notice a modern oak veneer door which leads to a downstairs shower.

### Downstairs shower room

Here you will find a spacious shower cubicle, with both rainfall and hand-held shower heads. There is a wash basin with mixer tap, over a two door vanity unit and a mirror above with integrated sensor lighting. There is a toilet, tiled flooring, partially tiled walls and a Velux window above.

### First floor landing

As you head up to the first floor you will notice the stained-glass window which continues up to the second floor, common in properties of this period. The landing has a handy double socket, a row of ceiling spotlights and stylish, high-end doors lead to the first bedroom and bathroom.

### Bedroom one

This double bedroom has a lovely cast-iron fireplace and above you will find connections for a flat screen TV. The room has plenty of power points and there are USB sockets. A double panel radiator is set below a double glazed sash window which looks out to the front.



## Bathroom

This beautiful bathroom comprises of a large oval bath, with designer mixer tap and shower attachment. There is a wall hung vanity unit, with two drawers, an oval sink and mixer tap above. Above the sink you will find a mirrored cabinet, which has built-in lighting. There are numerous ceiling spotlights which provide plenty of light. There is a toilet and the walls and floor boast contrasting tiles. There is a radiator and a double glazed sash window looking out to the rear. There is a large built in storage cupboard, which houses the combi boiler.

## Second-floor landing

The second floor landing has the same attractive window which continued up from the first floor. There is a handy double socket and the same stylish doors found on the first floor lead to the final two bedrooms.

## Bedroom two

Another lovely double bedroom with a cast-iron fireplace and connections to house a flatscreen TV. There are USB charging points, a radiator and double glazed sash windows.

## Bedroom three

The third bedroom has another original fireplace. There is a radiator and a double glazed sash window that looks out over the rear.

## Exterior

At the front of the property, there is an open space of courtyard. To the rear, belonging to the property is a spacious garden which feels private and secure.

## TENURE

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

## COUNCIL TAX BAND A

## EPC F



## 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

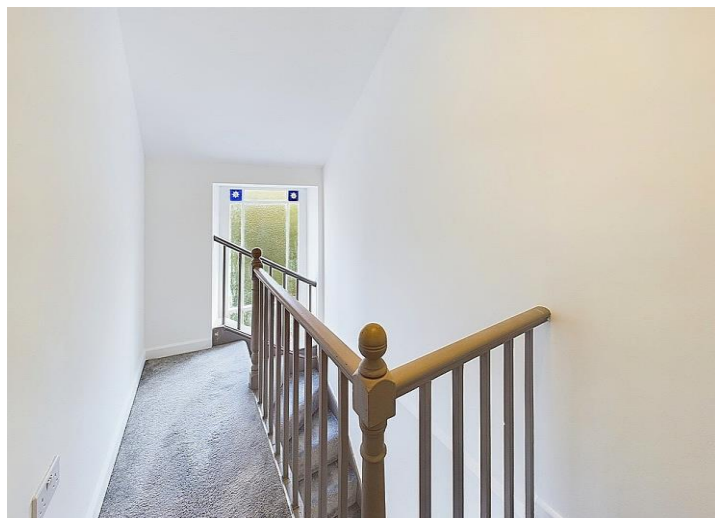
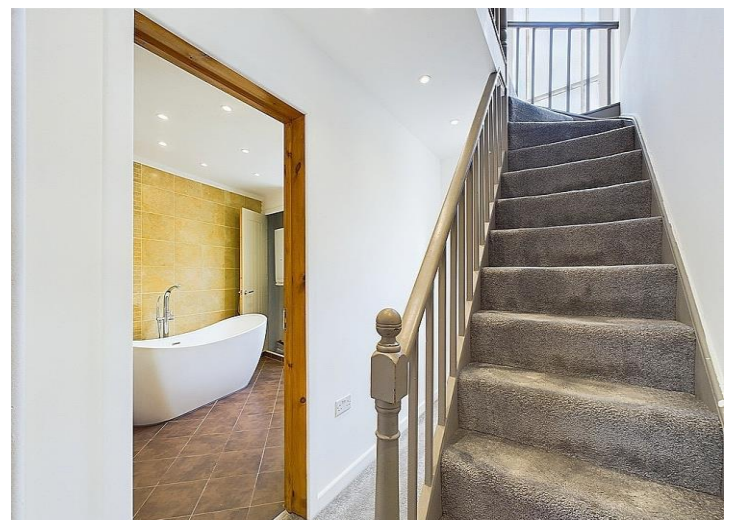
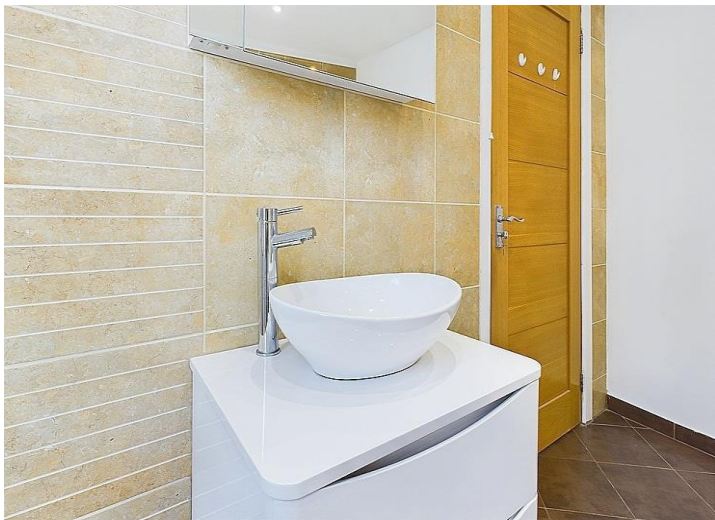
Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including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





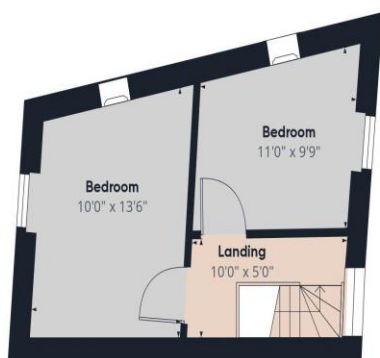




Ground Floor



Floor 1



Floor 2

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

(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.

GIRAFFE360