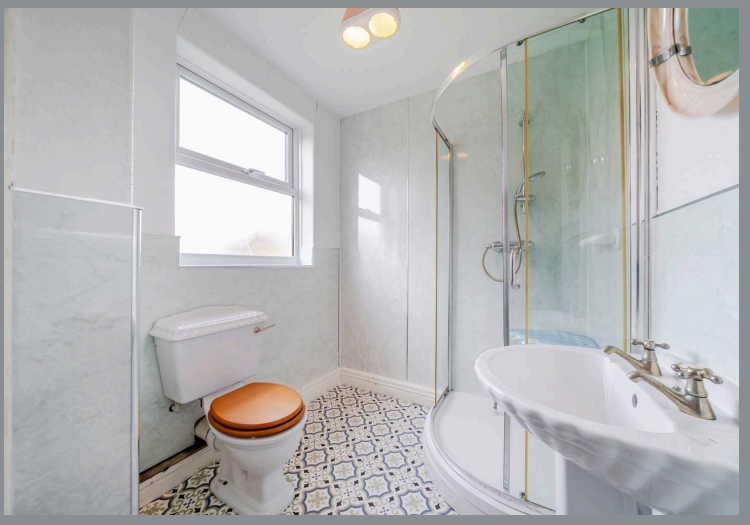






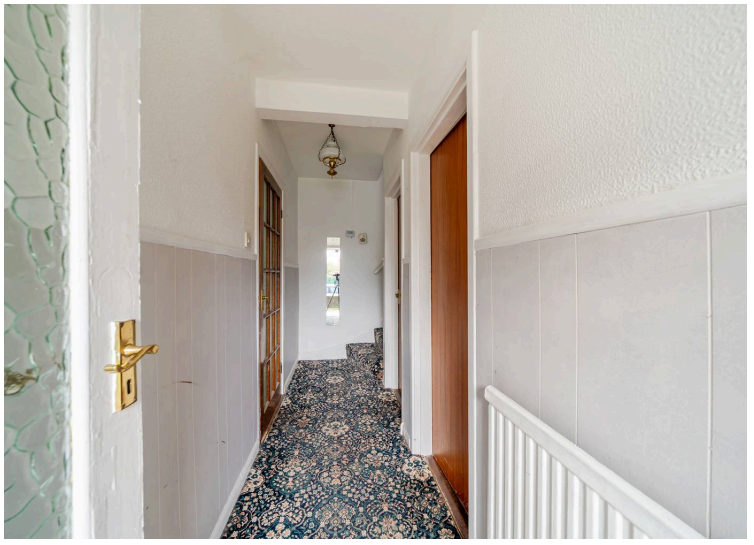
40 The Gardens, Whitehaven - CA28 7TG

£130,000 Freehold

Generous 4-bed semi near Corkickle Station, boasting 2 reception rooms, exceptional storage, character fireplaces and a large garden. A perfect family home with potential.

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Nestled in a highly convenient location close to local amenities and just moments from Corkickle Railway Station, this spacious four-bedroom semi-detached home offers an exciting opportunity to create a wonderful family residence.

At the heart of the home are two generous reception rooms, providing superb space for family life, entertaining guests or simply relaxing. The fitted kitchen leads to a useful rear porch with WC and pantry, while the property's exceptional storage is sure to impress. Large built-in cupboards beneath the stairs and on the first-floor landing offer an abundance of practical storage, a feature rarely found in homes today and perfect for growing families.

To the first floor are four well-proportioned bedrooms, comprising two doubles and two generous singles. Three of the bedrooms are enhanced by beautiful character fireplaces, adding charm and personality to the home, while the family bathroom is well maintained and in good condition, housing a newly installed boiler.

Outside, the property enjoys a fantastic rear garden that offers plenty of space for children to play, entertaining guests, or simply relaxing outdoors. Featuring a patio area, extensive lawn and established trees, it provides a wonderful setting to enjoy throughout the seasons.

While the property would benefit from some modernisation, it offers enormous potential for a buyer to put their own stamp on a substantial family home in a sought-after location. With its generous room sizes, exceptional storage, character features and excellent transport links, this is a home that could be truly special with a little love and imagination.

A fantastic opportunity for families looking to create their forever home.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D





ENTRANCE HALL
Double glazed, uPVC front door opens into porch. Wood and glass internal door leading to entrance hall. Very large storage cupboard under the stairs. Doors leading to:

DINING ROOM
11' 11" x 9' 10" (3.62m x 3.00m)
A good sized, bright dining room with double glazed front aspect window.

LIVING ROOM
13' 3" x 10' 7" (4.03m x 3.23m)
Spacious living room with large double glazed, front aspect window, giving the room lots of light. Door leading to:

KITCHEN
11' 10" x 7' 5" (3.61m x 2.26m)
Fitted with a range of wooden cabinets and vinyl flooring. Two double glazed, rear aspect windows looking out over the garden. Door leading into:

REAR PORCH
Rear porch with tiled flooring, with double glazed uPVC door accessing rear garden. Two doors lead to a WC and a separate pantry.

PANTRY
5' 11" x 3' 0" (1.81m x 0.91m)
Very useful cupboard as a pantry or additional storage.

WC
4' 11" x 2' 11" (1.51m x 0.89m)
Convenient ground floor WC.

FIRST FLOOR LANDING
Bright landing with door into large storage cupboard at the top of the stairs. Doors leading to:

BEDROOM 1
10' 0" x 10' 0" (3.05m x 3.04m)
Double bedroom with double glazed front aspect window. Beautiful character fireplace and built in storage.

BEDROOM 2
9' 11" x 6' 10" (3.03m x 2.08m)
Large single bedroom with double glazed, front aspect window.

BEDROOM 3
13' 4" x 10' 9" (4.06m x 3.28m)
Lovely, bright and spacious double bedroom, complete with character fireplace and a small wooden built in wardrobe to alcove. Large double glazed front aspect window.

BEDROOM 4
11' 10" x 7' 5" (3.61m x 2.26m)
Large single/small double bedroom with double glazed rear aspect window overlooking the garden. Lovely character fireplace.

FAMILY BATHROOM
Spacious family bathroom, comprising wash basin, low level WC and corner shower. Cupboard housing newly installed boiler. Double glazed, rear aspect privacy window.













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