



Offered for sale with no forward chain

Well presented throughout

Spacious ground floor flat

Ideal for first time buyers

Allocated parking

Enclosed rear yard

Town centre location

Two double bedrooms

This deceptively spacious, well presented, ground floor flat is located in the centre of Whitehaven and is part of a traditional town house conversion. Benefitting from lovely high ceilings, this property is ideal for anybody who uses the town centre for work or leisure. On your doorstep you have variety of shops, café's and other amenities. A gentle stroll and you can appreciate the fabulous views across Whitehaven marina and its two famous piers. An ideal property for a first time buyer, somebody looking to downsize or it may attract the attention of a buy to let investor. The property has a large hallway, with lots of built in storage, spacious lounge, contemporary kitchen and a well presented bathroom. There are two bedrooms and the generously proportioned master bedroom has large wardrobes and bedside tables that can be included subject to contract. To the rear of the property there is a pleasant yard area, offering private outside space. There is also gated access to the allocated parking, viewing is essential to appreciate this lovely home.

ACCOMMODATION

Entrance hall

Entered through an original wooden door with a glazed top light. The spacious hallway offers a substantial amount of storage, with four large built in storage cupboards featuring handy shelving, wood effect laminate flooring and modern white neutral décor. There is a single panel radiator and provides access into two bedrooms, the bathroom, the kitchen and the lounge. A wooden glazed door leads out to the rear of the property and there is a secondary double panel radiator.

Kitchen

A contemporary kitchen with a range of wood effect wall and base units, contrasting work surfaces and modern metro tiled splash backs. There is a stainless steel sink and drainer unit with mixer tap, plumbing for washing machine below, space for a freestanding double electric oven with a stainless steel extractor hood above and space for freestanding fridge freezer. There is an original sash window overlooking the front of the property, a double panel radiator, a TV point and the kitchen houses at the boiler and the hive heating system.

Lounge

A bright and spacious lounge with three original sash windows flooding the room with natural light. There is a feature electric fire set into a modern suite, a built in cupboard to the alcoves which houses the utility metres, a TV point. There is a dado rail, a double panel radiator and modern immaculate white décor which is perfectly complemented by the wood effect laminate flooring.

Master bedroom

A generously proportioned, well presented, double bedroom with a lovely immaculate neutral décor, wood effect laminate flooring and original sash window overlooking the rear of the property. The vendor is happy to leave, if required, the bedroom suite which comprises of a large five door wardrobe with drawers, separate three door wardrobe and two bedside tables.

Bedroom two

The second bedroom is situated at the front of the property, there is a generously proportioned single bedroom which has been recently decorated and has modern neutral décor, a newly fitted grey carpet, an original sash window with views to the front and a double panel radiator.



Bathroom

A modern bathroom suite benefiting from a three piece suite which incorporates a P shaped shower bath with mixer tap, a wall mounted mixer shower above and curved glass shower screen. There is modern metro tiled splash backs, pedestal hand wash basin with mixer tap and tiled splash back and push button flush toilet. There is a single panel radiator, a dado rail and vinyl flooring.

Externally

To the rear of the property there is allocated parking for one car, a lovely private rear yard with flagstone's and artificial grass surrounded by a sandstone wall with gated access to the parking area.

TENURE

We have been informed by the vendor that the property is leasehold with fees of around £1000.00 per year.

COUNCIL TAX BAND A

EPC TBC

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MORTGAGES

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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.





Approximate total area⁽¹⁾
748.49 ft²

(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.

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