



**Offered for sale with no forward chain**

**Spacious lounge with log burning stove**

**Close to local schools and amenities**

**Good size front and rear gardens**

**Modern high gloss kitchen**

**Stylish modern shower room**

**Ideal project or investment**

**Popular residential area**

Offered for sale with no forward chain, is this spacious, three-bedroom home the property has lots of potential, whilst in need of some light modernization the property boasts a modern kitchen and shower room. Located in an increasingly popular, quiet, and residential, area of Whitehaven. There are local amenities and popular primary and secondary schools within walking distance. Whitehaven town centre is just a short drive away and public transport into the town and surrounding areas are frequent. Entering into the property there is a hallway that leads to a large, open plan lounge diner with patio doors and a log burner to the lounge area and a contemporary high gloss kitchen, with a separate utility room. To the first floor, there are three good size bedrooms and a stylish modern shower room. Externally, To the front of the property, is a large, lawned garden which is fenced around with gated access, the garden wraps around the side of the property to the rear, where there is a large rear garden with patio and elevated lawn which is fenced around. Viewing is essential to appreciate the potential of this spacious home.

## ACCOMMODATION

### Entrance hall

Entered through a uPVC double glazed door with frosted glass, there is a single panel radiator laminate flooring, stairs to the first floor and access into the lounge diner.

### Lounge diner

Spacious open plan lounge diner, featuring a multi fuel stove with stone hearth. There is a uPVC double glazed door that leads out to the rear garden and provides plenty of natural light. To the dining area there is useful understairs storage, a uPVC double glazed window overlooking the front of the property, with a double panel radiator below and wood effect laminate flooring. Provides access into the kitchen.

### Kitchen

The kitchen has a range of high gloss, grey wall and base units with contrasting, wood effect work surfaces and matching upstands, there is a composite sink and drainer unit with mixer tap, a built-in electric oven and electric hob with glass splash back and stainless-steel extractor hood above. The kitchen benefits from tile effect flooring, a double panel radiator, uPVC double glazed window overlooking the rear garden, panelling to the ceiling and a uPVC double glazed door, with frosted glass, leading to the rear garden and access into the utility.

### Utility

The utility room has plumbing for a washing machine and space for a tumble dryer. Also houses the combi boiler and features a uPVC double glazed window and tiled flooring.

### First Floor landing

Here you will find a uPVC double glazed window, with access to three bedrooms and a modern, shower room.

### Master bedroom

A large double bedroom with fitted wardrobe and an additional built-in storage cupboard. There is a uPVC double glazed window overlooking the rear garden, with a single panel radiator below.



### **Bedroom two**

A second, well proportioned, double bedroom with a uPVC double glazed window overlooking the rear garden, with a double panel radiator below and a useful built-in storage cupboard.

### **Bedroom three**

A generously proportioned single bedroom, with a useful, over stairs storage cupboard, a uPVC double glazed window overlooking the front of the property, with a double panel radiator below and decorative coving.

### **Shower room**

A stylish, modern shower room, with a large, walk-in shower cubicle with wall mounted rainfall shower head and modern, tiled feature wall and contrasting PVC panelling. There is a high gloss vanity unit, incorporating a hand wash basin with mixer tap and a push button flush toilet. The bathroom features a towel heating radiator, two uPVC double glazed windows with frosted glass, and modern, wood effect vinyl flooring.

### **Externally**

To the front of the property is a large, lawned garden which is fenced around with gated access. The garden wraps around the side of the property to the rear, where there is a large rear garden with patio and elevated lawn which is fenced around.

### **TENURE**

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

### **COUNCIL TAX BAND A**

### **EPC TBC**

### **LOW FEES, LOCAL EXPERTISE**

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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.





Ground Floor



Floor 1



Approximate total area<sup>1)</sup>  
798.03 ft<sup>2</sup>

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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