



**Deceptively spacious semi-detached home**

**Ideally located on the outskirts of Whitehaven**

**Spacious lounge diner with patio doors**

**Large kitchen with two windows**

**Ideal investment opportunity**

**Offered for sale with no forward chain**

**Three good size bedrooms**

**Front and rear gardens**

**Short drive to St Bees and Whitehaven**

**Popular residential area**

Offered for sale with no forward chain, this deceptively spacious, semi-detached home, offers excellent potential. Whilst in need of some updating, the property has benefitted from a new roof in the last five years, and has a modern combi boiler. The property has plenty to offer and may be suited to a property investor, or first-time buyers looking for a project. Located on the outskirts of Whitehaven town centre, on the main route to the popular coastal town of St Bees which is just a short drive away, also just a short drive away are the amenities of Whitehaven town centre. There is great public transport, providing access to the neighbouring town of Egremont. The accommodation briefly comprises of entrance porch, hallway, which is open to a large kitchen, there is a bright and spacious, dual aspect lounge, with patio doors leading out onto the garden. To the first floor, there are three, well proportioned bedrooms and the family bathroom. Externally, to the front of the property, is a good size front garden, which sets the property back from the road, with a low wall and central pathway, with gated access. This large, front garden offers the opportunity, as others have done on the street, to install a driveway (subject to planning). To the rear of the property, there is a good size, low maintenance, rear garden, which has been laid to patio, with gravelled borders and is fenced around, with a useful storage shed. Viewing is essential to appreciate the potential of this deceptively spacious home.

## ACCOMMODATION

### Entrance porch

A useful addition to the property, the entrance porch is entered through a uPVC double glazed door, with frosted glass panel, there are two uPVC double glazed windows overlooking the side and front of the property, tile effect, vinyl flooring and a single panel radiator. A uPVC double glazed door with frosted glass, leads into the entrance hall.

### Entrance hall

The entrance hall has been opened up to the kitchen to create a feeling of space, with stairs to the first floor, a single panel radiator and decorative coving.

### Kitchen

Although in need of some work, the kitchen has been greatly improved by opening up and extending into a previous outbuilding. The vendor's have created a large kitchen, with a range of wood effect wall and base units, with contrasting work surfaces and tiled splash backs. There is space for a freestanding electric cooker, a stainless steel sink and drainer unit, with plumbing for both washing machine and dishwasher below, a uPVC double glazed window looks out over the front porch, while a uPVC double glazed window and uPVC double glazed door, leads out onto the rear garden. The kitchen features a double panel radiator and a useful, under stairs storage cupboard. Provides access into the lounge diner.

### Lounge diner

A spacious, light, and airy dual aspect lounge diner, with a feature fireplace, with electric fire, set into a modern, stone suite with hearth and mantle, there is a uPVC double glazed window looking out over the front of the property, with a double panel radiator below. There are two decorative, wall mounted lights, a dado rail, wood effect flooring, and a double panel radiator. uPVC double glazed, sliding, patio doors lead out onto the low maintenance rear garden.

### First floor landing

The landing has a uPVC double glazed window which looks out over the rear of the property, and provides access into three bedrooms and the family bathroom with loft hatch to the ceiling.



### **Master bedroom**

This spacious double bedroom benefits from a useful, built-in storage cupboard and a secondary storage cupboard, which also houses a modern, Baxi combi boiler. With a double panel radiator and a uPVC double glazed window, which looks out over the front of the property and offers a lovely, open countryside view.

### **Bedroom two**

Also located at the front of the property, this well proportioned double bedroom also enjoys a lovely countryside view from the uPVC double glazed window, with a single panel radiator below.

### **Bedroom three**

A generously proportioned third bedroom, with a uPVC double glazed window looking out over the rear of the property, with a single panel radiator and a large, built-in storage cupboard.



### **Family bathroom**

The previous owner has combined a separate bathroom and toilet, to make one large space which incorporates a bath with electric shower above, a pedestal sink and toilet, with two uPVC double glazed windows with frosted glass. There is a single panel radiator, tiled walls, tiled flooring, and decorative coving.

### **Externally**

To the front of the property, is a good size front garden, which sets the property back from the road, with a low wall and central pathway, with gated access. This large, front garden offers the opportunity, as others have done on the street, to install a driveway (subject to planning). To the rear of the property, there is a good size, low maintenance, rear garden which has been laid to patio, with gravelled borders and is fenced around, with a useful storage shed.



### **TENURE**

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

### **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.





Ground Floor

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



Floor 1

(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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