



Offered for sale with no forward chain

Sought after area of the Highlands

Large master bedroom with plenty of storage

Short drive to Whitehaven town centre

Ideal for first-time buyers and couples

Well presented two bedroom semi-detached home

Driveway and detached garage

Stylish modern first-floor bathroom

Easy access to the A595 and local transport links

Lovely low maintenance enclosed rear garden

Offered for sale with no forward chain, is this well presented, semi-detached home. The property would be ideal for first-time buyers. Situated within the highly popular Highlands estate, just a few minutes to Whitehaven town centre and the popular secondary schools that are within walking distance. The A595 provides excellent transport links to the surrounding areas and can be reached as little as a few minutes walk.

The property has been well maintained by the current owners and is ready to move into and boasts a driveway and garage to the rear. The property has a front porch which leads through to a spacious, well presented lounge with feature fireplace. There is a contemporary modern kitchen fitted with a breakfast bar. To the first floor, there are two well presented bedrooms, with the master benefiting from built-in storage cupboards. The stylish modern bathroom is also conveniently located by the bedrooms.

Externally, the property benefits from a good size, enclosed low maintenance rear garden with patio area, artificial grass and decking, with gated access which leads to the side of the property. To the rear of the garden is a driveway providing off-road parking which leads to the detached garage with up and over garage door which has been fitted to be used as a home gym. Viewing is essential to appreciate this lovely home.

ACCOMMODATION

Entrance porch

Entered through a uPVC double glazed door with frosted patterned glass panel and matching uPVC full height windows either side, allowing plenty of natural light. The entrance porch leads into the lounge.

Lounge

A well presented lounge with feature wall where you'll find a modern fire suite, with electric fire, marble insert and hearth with decorative wooden surround. A large uPVC double glazed window overlooks the rear of the property and provides plenty of natural light with a radiator below. The lounge has tasteful décor and is finished with laminate flooring and decorative coving. Provides access to the kitchen and there are open stairs to the first floor.



Kitchen

The kitchen has a range of shaker style wall and base units, with complementary Quartz effect work surfaces and tiled splash backs. A stainless steel sink and drainer unit with mixer tap, is set below a uPVC double glazed window, which looks out over the rear of the property. There is a built-in electric oven with stainless steel gas hob and stainless steel extractor hood above and to the rear of the kitchen, there is a built-in breakfast bar area with radiator below. The kitchen benefits from an integrated washing machine, tiled flooring and a uPVC double glazed door with frosted glass. The kitchen also houses the Worcester combi boiler.



First-floor landing

The landing has a radiator and provides access into both bedrooms, the bathroom and the loft.

Bedroom one

The spacious, light and airy master bedroom has two uPVC double glazed windows which overlook the front of the property and provide plenty of natural light. There is tasteful décor with a contrasting feature wall, TV connections, a radiator and a useful built-in storage cupboards and wardrobe space.



Bedroom two

A well presented second bedroom with tasteful, neutral décor. A uPVC double glazed window which overlooks the rear garden with a radiator below and TV connections.

Bathroom

The stylish, modern bathroom incorporates a bath with matte black mixer tap and mixer shower above, with smoked glass shower screen. The bathroom has modern, concrete effect panelling to the walls, wood effect flooring, a black towel heating radiator, pedestal sink with mixer tap and a push button flush toilet. The bathroom benefits from an extractor fan and a uPVC double glazed window with frosted glass.

Externally

To the rear of the property, there is a good size, low maintenance rear garden with patio area, artificial grass and decking to the rear with gated access to the side. To the rear of the garden is a driveway providing off-road parking and a garage which has been fitted to be used as a gym.

TENURE

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

COUNCIL TAX BAND B

EPC TBC



LOW FEES, LOCAL EXPERTISE

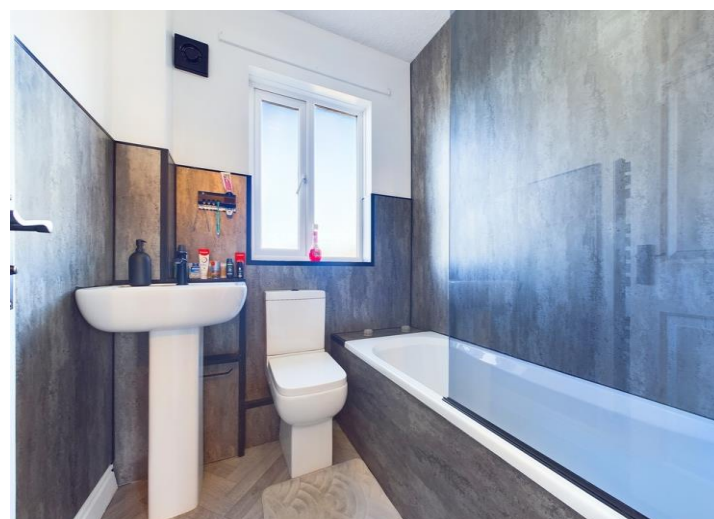
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MORTGAGES

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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.





 <p>Ground Floor Building 1</p>	 <p>Floor 1 Building 1</p>	 <p>Approximate total area[®] 699.13 ft²</p> <p>Reduced headroom 14.11 ft²</p>
 <p>Ground Floor Building 2</p>		<p>(1) Excluding balconies and terraces</p> <p>Reduced headroom Below 5 ft</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.</p> <p>GIRAFFE360</p>