



Ideal to add your own stamp, and potentially increase the value

Good sized, low maintenance sun trap garden

Bathroom and boasts a master ensuite

Highly sought-after area of Whitehaven

Numerous schools are within easy reach

Offered for sale with no forward chain

Tarmac driveway and pitched roof garage

The bedrooms have fitted wardrobes, or a cupboard

Just a ten minute drive to the town centre

A595 provides excellent transport links

If you like the idea about adding your own taste and style, and potentially increasing the value of the property, then look no further. This property needs some light modernisation but offers good value for money and has the added benefit of being sold with no forward chain. The property is in the ever-popular area of Whitehaven known as The Highlands, which has long been a popular place with professionals and families.

The location is highly convenient for the A595 providing excellent transport links to the surrounding areas, the town centre can be reached in just ten minutes. For those with children, most of the schools in the town can be reached with just a short journey by car. The property is set on the edge of a quiet cul-de-sac and certainly has a lot to offer. Perhaps the driveway and detached garage will catch your eye, or maybe it is the spacious, sun trap garden at the rear. Step inside and you will find yourself in the hallway which leads through to the lounge and is of a generous size. On the first floor the landing leads to all three bedrooms, and the family bathroom. The two main bedrooms feature fitted wardrobes, and the master bedroom also boasts an ensuite shower room.

To arrange a viewing of this property and the potential it offers with its pleasant location, please get in touch with the office.

ACCOMMODATION

Hallway

The hallway has space for shoe racks or a coat rack and is entered via a uPVC door with frosted glass panels, and full height frosted side panels. There is a handy power Point, a radiator, and the door leads through to the lounge, with stairs to the first floor landing.

Lounge

This generously sized room is beautifully decorated and has a fireplace with a marble hearth, with matching insert and decorative white surround. The room has decorative coving, an under stairs storage cupboard, and a large radiator is neatly placed below, a uPVC double glazed window, that looks out to the front.



Kitchen/diner

The kitchen currently incorporates a range of wall and base units, with a complementary worktop and tiled splash back. There is a built-in electric oven, with a separate gas hob and extractor above. A 1.5 sink with drainer board, a mixer tap is set below a uPVC double glazed window, looking out onto the garden at the rear. You will find space for breakfast or dining room table and chair set. A radiator provides plenty of warmth, and a half-glazed uPVC door leads out to the garden.



First floor landing

The landing has an airing cupboard, and leads to all three bedrooms, and a bathroom

Master bedroom

This double bedroom benefits from a TV connection point, and a two-door fitted wardrobe. There is a radiator, and a uPVC double glazed window looking out to the front. The master bedroom features an ensuite shower room.

Master ensuite

Here you will find a shower cubicle, a toilet, and a wash basin with a mixer tap. There is a radiator, extractor, and partially tiled walls.

Bedroom two

The second bedroom has fitted wardrobes, a radiator, and a uPVC double glazed window offering a pleasant outlook to the rear.



Bedroom three

This third bedroom would make an ideal home office or dressing room if desired. There is a built-in cupboard, a radiator, and a uPVC double glazed window.

Bathroom

The bathroom incorporates a bath with mixer tap, there is a toilet, and wash basin with a mixer tap over a vanity unit, which provides storage. Benefitting from a shaver point, part tiled walls, extractor, a radiator, and a uPVC double glazed frosted window.

Garage

The property boasts a pitched roof garage, with up and over door. The garage of course can be used for parking and provides excellent storage.

Exterior

At the front of the property there is a lawned garden with a range of shrubs. The driveway, which is tarmacked and in good condition, extends down the right-hand side of the property to the garage, which provides off-street parking. A lovely feature of the property is the spacious garden, which is laid to lawn, and enjoys sun throughout the day. This is a fantastic place to sit and relax, as the garden also feels relatively private.

TENURE

We have been informed by the vendor the property is freehold

COUNCIL TAX BAND B

EPC D



LOW FEES, LOCAL EXPERTISE

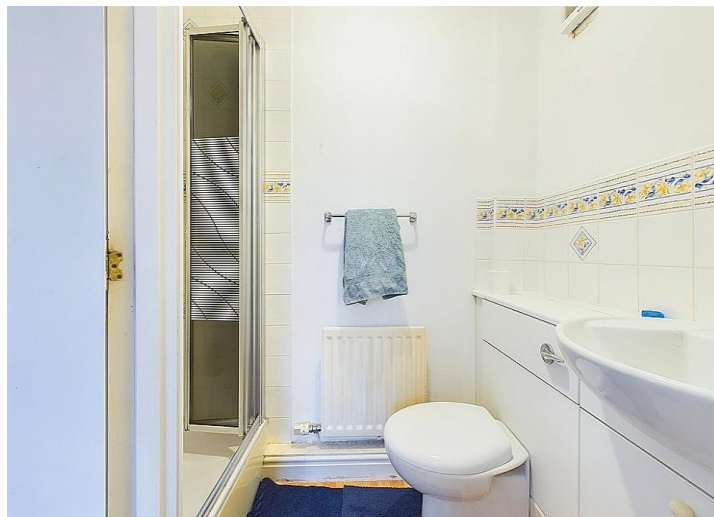
We are pleased to offer a family run, independent estate agent service in Cumbria, offering property sale services without the premium charges of high street estate agents. We have a range of low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown rapidly, largely due to recommendations and referrals from our many happy customers. Not only could we save you a fortune, but our customers also love our extended open hours, 7PM during the week and 5PM on Saturdays. We offer free valuations, provide great photography and a friendly team which is there to support and guide you from the initial marketing to completion of the sale of your property.

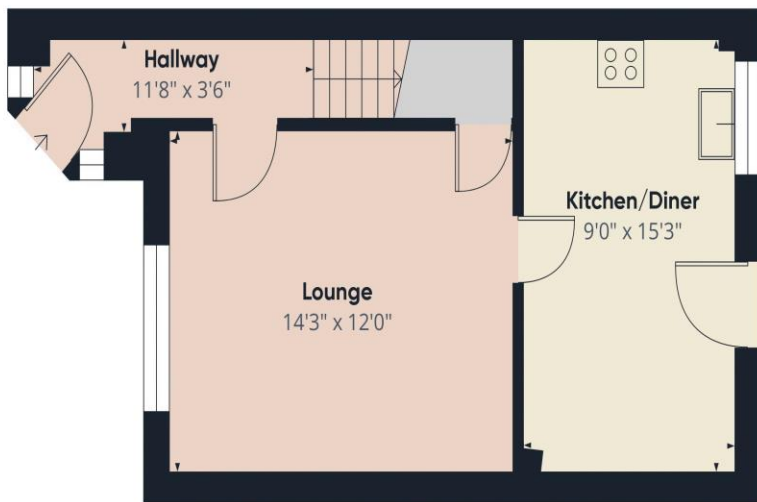
MORTGAGES

Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for remortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

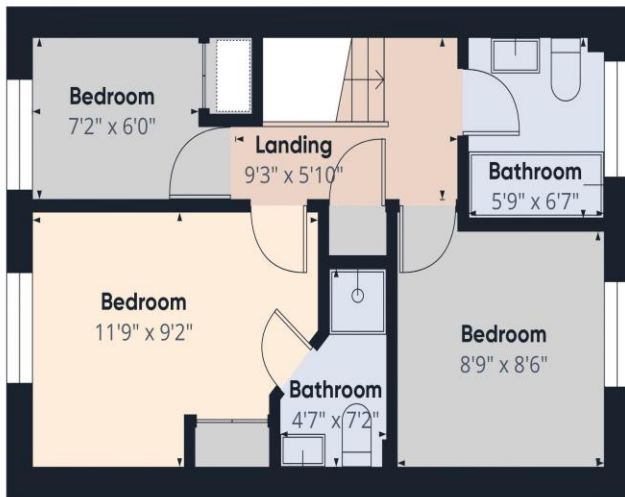
NOTE

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⁽¹⁾
698.14 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360