



**Offered for sale with no forward chain**

**Located on a desirable residential estate**

**Dining area with French doors to the rear garden**

**Three well presented bedrooms**

**Property benefits from two parking spaces to the rear**

**Built by the award winning developer Story Homes**

**Stylish kitchen diner with integrated appliances**

**Immaculate bathroom, ensuite and ground floor WC**

**Pleasant, low maintenance rear garden**

**Just a short drive to the town centre**

Located on an attractive and sought-after development is this fantastic, three-bedroom home. The property is sold with no forward chain and is ready to move into, you could simply unpack and put your feet up. The development has been built by the award-winning developer Story Homes on the property is a superb choice for a family or young couple. Located on the outskirts of Whitehaven, the property is just a short drive to Whitehaven town centre and there are numerous schools just a short drive away. Also just a short drive away is the long sandy beach of St. Bees where pleasant walks are to be enjoyed. The property is well presented throughout, step inside and the hallway leads to a good sized lounge, the stylish kitchen diner with integrated appliances and French doors and a ground floor WC. To the first floor there are three bedrooms all tastefully decorated, with the master boasting an ensuite shower room and the family bathroom is also conveniently located by the bedrooms on the first floor. Externally the property benefits from a pleasant low maintenance rear garden, with gated access leading to two parking places to the rear of the garden.



## ACCOMMODATION

### Hallway

Through a composite door with double glazed frosted glass, power points, under stairs storage cupboard and a single panel radiator. Provides access to the lounge, ground floor W.C, kitchen and stairs leading to the first-floor landing.

### Lounge

The lounge is tastefully decorated with neutral décor. There are connections for a TV, a radiator and a uPVC double glazed window overlooking the front of the property.



### Kitchen/Diner

A modern fitted kitchen incorporating a range of wood effect wall and base units with a complementary worksurface and matching up-stands. There is a built-in electric double oven with microwave above, separate five ring gas hob with a stainless steel splash back and extracted canopy. A 1.5 stainless steel sink, with shower hose mixer tap and drainer board, is set below a uPVC double glazed window overlooking the rear garden. The kitchen benefits from plumbing for a washing machine and dishwasher. There is an integrated fridge and freezer and ample space for dining table and chairs set. To the dining area there is a radiator and uPVC double glazed French doors open up to the rear garden.



### Ground floor WC

Here you will find a toilet, a pedestal hand wash basin with mixer tap, a radiator, part tiled walls, an extractor and a uPVC double glazed window with frosted glass.

### First floor landing

The well presented landing benefits from a built-in airing cupboard and provides access to all bedrooms, the bathroom and the loft.

### Master bedroom

A spacious double bedroom benefiting from TV connections, telephone point, a radiator and a uPVC double glazed window. Provides access to the ensuite.





### **Ensuite**

The ensuite has a shower cubicle with the shower control integrated into a tiled surround, a pedestal hand wash basin with mixer tap and a toilet. The ensuite benefits from a shaver point, a radiator, part tiled walls, sunken ceiling spotlights, an extractor and a uPVC double glazed window with frosted glass.

### **Bedroom two**

The good sized double bedroom benefits from TV connections, a radiator and a uPVC double glazed window.

### **Bedroom three**

The third bedroom would make a great home office or dressing room if three bedrooms are not required. There are TV connections, a radiator and a uPVC double glazed window.

### **Bathroom**

The bathroom is in great condition and comprises of a bath with mixer tap, shower attachment and a glass screen, separate shower above with controls integrated into a tiled surround. There is a pedestal hand wash basin with mixer tap, a toilet and a radiator. The bathroom has part tiled walls, sunken ceiling spotlights, an extractor and a uPVC double glazed window with frosted glass.

### **Exterior**

To the rear of the property, there is a well-maintained terraced garden, laid to lawn with a patio seating area and a paved walkway with gated access towards the two rear parking spaces.

### **TENURE**

We have been informed by the vendor the property is Freehold.

### **COUNCIL TAX BAND B**

### **EPC B**





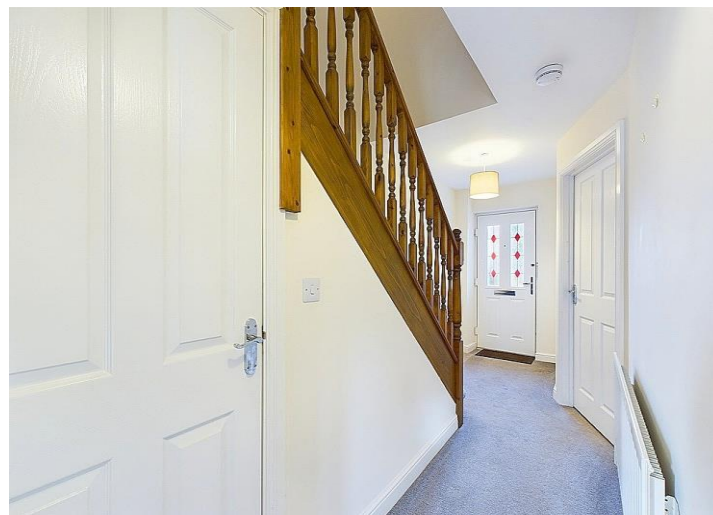
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## MORTGAGES

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## NOTE

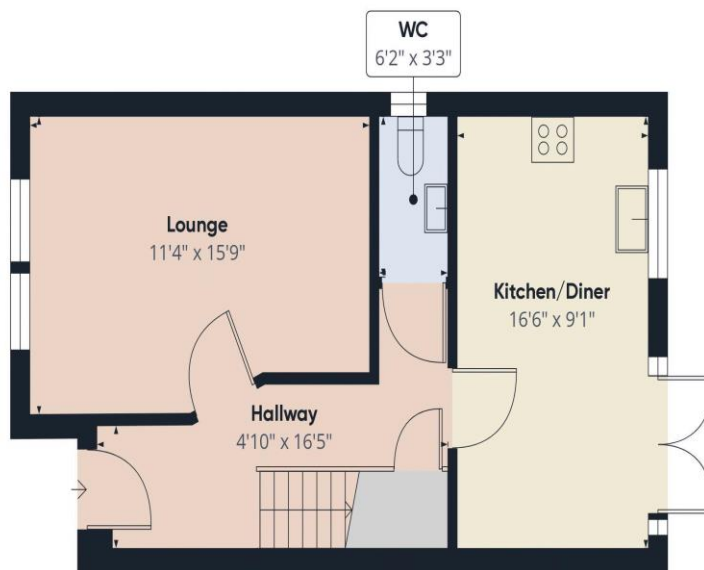
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify 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.



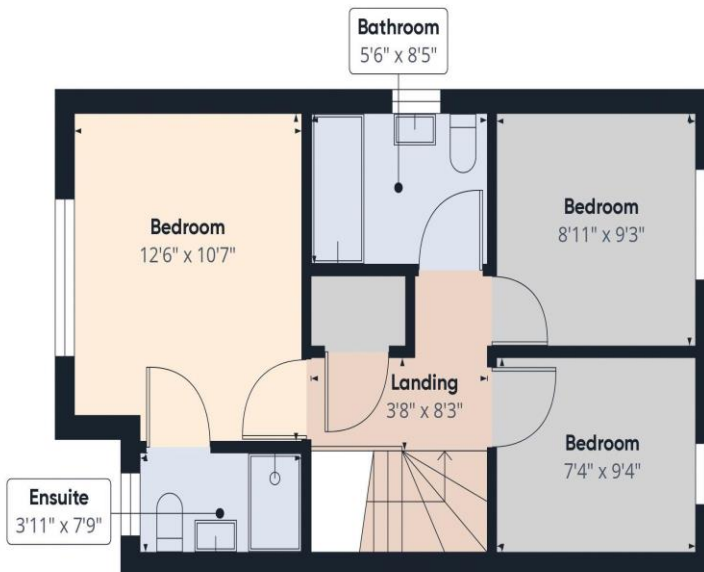








Ground Floor



Floor 1



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

(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.

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