



Enjoys pleasant views across Whitehaven

Modern kitchen and diner with French doors to the garden

Three well presented bedrooms

Tasteful décor to be found throughout

Spacious yet low maintenance garden to the rear

No forward chain, ready to move into

Spacious, light and airy lounge

Modern, first floor bathroom suite

Spacious driveway for off-street parking

Walking distance to the town centre

Ready to get on the property ladder? Perhaps you need somewhere with more bedrooms or are looking for a home with a drive and garage. This could be the perfect home for you. Offered for sale with no forward chain and offering good value for money, the property enjoys a pleasant view across Whitehaven from the front. The property is located in the ever increasing area of Bransty and is within walking distance of Whitehaven town centre, with its wide range of shops, amenities and picturesque marina. The nearby A595 is just a few minutes drive away and provides excellent transport links to the surrounding areas. The property will be a good choice for a first-time buyer, with its three bedrooms, but would also be ideal for a family. The property has plenty to offer including a driveway, providing off-street parking, a garden to the front and a larger garden to the rear, which has decking providing a choice of where to place your furniture. Step inside, you'll find yourself in the hallway which leads through to the spacious lounge. The lounge is tastefully decorated and you will find a continuation of this tasteful décor throughout the entire property. There is a modern, open plan kitchen and diner which boasts plenty of storage and features French doors which open out to the garden. To the first floor you will find three good-sized bedrooms and a modern bathroom. To arrange a viewing and to avoid missing out please contact the office at your earliest convenience to arrange a viewing.

ACCOMMODATION

Hallway

Entered through a stylish composite door the hallway has modern flooring and provides access to the lounge. There are also stairs which lead up to the first floor and feature spotlights set within the staircase.

Lounge

The spacious, light and airy room features an eye-catching, pebble effect fireplace, centrally placed on the chimney breast. The room is tastefully decorated and features decorative coving and a radiator is neatly placed below a uPVC double glazed window that looks out to the front and across Whitehaven. A door leads through to the open plan kitchen and diner.



Kitchen/diner

The stylish kitchen incorporates a range of wall and base units with a complementary worktop and tiled splash backs. There is a built-in electric oven with a separate gas hob and stainless steel/curved glass extractor canopy with built-in lighting. The kitchen also benefits from under cupboard lighting and there are two sets of ceiling lights. There is also an integrated fridge freezer and a stainless steel sink with drainer board and mixer tap, set below UPVC double glazed window. There is plenty of space for a dining table and chair set and at this end of the room there is a substantial, two door cupboard which provides excellent storage. A radiator provides plenty of warmth and a nice touch is the uPVC French doors that allow in additional light and leads out to the garden.



First floor landing

The landing leads to all three bedrooms, the bathroom and the loft.

Bedroom one

A well presented double bedroom with a radiator and a uPVC double glazed window looks down onto the garden.

Bedroom two

This bedroom enjoys a fabulous, elevated view across Whitehaven. The room has neutral décor and a radiator is in place.

Bedroom three

The third bedroom is a good sized room with a radiator and a uPVC double glazed window.



Bathroom

A modern bathroom comprising of a bath with mixer tap, glass screen and shower above. There is a toilet and pedestal hand wash basin with mixer tap. The bathroom has partially tiled walls, a chrome heated towel rail and a cupboard housing the boiler. There is also a uPVC double glazed frosted window which allows in light, whilst maintaining privacy.

Exterior

At the front of the property there is a spacious driveway which provides off-street parking. There is also a low maintenance garden to the front which is walled around. At the rear you'll find a larger garden which has a substantial amount of decking, providing a wide choice on where to place garden furniture. The garden has a low wall around making it suitable for those with young children. The garden enjoys a fantastic amount of space but is certainly easy to maintain.

TENURE

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

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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⁽¹⁾
758.75 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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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Floor 1