



Deceptively spacious end terrace property

Three double bedrooms

Off-road parking for up to three cars

Popular residential area

Walking distance to local schools and amenities

Ideal for first time buyers, couples and families

Enclosed rear garden

Extended kitchen with breakfast bar

Set back from the road, this deceptively spacious, three double bedroom home, benefits from a kitchen extension and off-road parking for up to three cars. Local schools including Whitehaven Academy, St Benedict's, Hensingham and Jericho schools are all within easy walking distance. This would be an excellent choice of home for first time buyers, couples or families wanting to live in a popular area. The property is also within walking distance to the town centre and additional local amenities. The accommodation briefly comprises, entrance hall, light and airy open plan lounge diner, with patio doors onto the rear garden, and an extended kitchen diner with breakfast bar. To the first floor, there are three well proportioned double bedrooms and the family bathroom. Externally, there is gated access from the front to the side and rear of the property, where there is a large enclosed rear garden, which is mostly laid to lawn with mature trees to the borders and a block paved patio area. The garden is fenced around with gated access, making it ideal for anyone with pets or children.

ACCOMMODATION

Lounge diner

The well presented, bright and spacious open plan lounge diner has a uPVC double glazed window to the dining area with a radiator below, and uPVC double glazed patio doors, which lead out onto the rear garden. To the lounge area there is a uPVC double glazed window, overlooking the front of the property with a radiator below and connections to house a large, wall mounted, flatscreen TV. The whole space benefits from decorative coving and wood effect flooring.

Entrance hall

Entered through a uPVC double glazed door with frosted patterned glass and uPVC side panel with frosted glass window, providing additional natural light. There is a double panelled radiator and a useful, under stairs storage cupboard. There is grey, wood effect flooring and the hall provides access to the first floor via the stairs and there is access into the lounge diner.

Kitchen diner

The large, extended kitchen diner has a range of contemporary cream wall and base units, with contrasting work surfaces and modern, tiled splash backs. There is an integrated dishwasher, built-in double electric oven and grill and a five ring stainless steel gas hob, with black splash back and stainless steel and glass extractor hood above. A composite sink and draining unit with mixer tap is set below a uPVC double glazed window, and there is plumbing for washing machine below, as well as space for a tumble dryer. The kitchen features a breakfast bar area and there is a large, floor to ceiling unit that has space to house an American-style fridge freezer. A second uPVC window allows in additional natural light, as does the uPVC double glazed door with frosted glass, which leads out onto the rear of the property. The whole room features decorative coving, ceiling spotlights and wood effect flooring.

First floor landing

From the landing there is loft access to the ceiling and access into three, good size bedrooms and the family bathroom.



Master bedroom

The generously proportioned, dual aspect master bedroom has useful built-in storage, which also houses the Baxi combi boiler. The uPVC double glazed window overlooks the rear garden, and there is a radiator below. A secondary uPVC double glazed window overlooks the front of the property with a second radiator below.

Bedroom two

The second bedroom is well presented, with two uPVC double glazed windows, with radiators below and neutral décor.

Bedroom three

A generously proportioned third double bedroom, has a uPVC double glazed window overlooking the side of the property, with a radiator below, there is neutral décor and painted floorboards.

Family bathroom

A contemporary, modern family bathroom, with suite briefly comprising of; a bath with mixer tap, handheld shower attachment and mixer shower above, featuring both rainfall and jet showerhead attachments, and glass screen. There is a pedestal sink and push button flush toilet. The bathroom features tile effect, vinyl flooring and marble effect panelling to the walls. There is radiator, an extractor fan and two uPVC double glazed windows with frosted glass.

Externally

Set back from the main road, the property enjoys ample parking for three cars, with a block paved driveway to the front. There is gated access from the front to the side and rear of the property, where there is a large enclosed rear garden. The rear garden is mostly laid to lawn, with mature trees to the borders, and a block paved patio area. The garden is fenced around with gated access, making it ideal for anyone with pets or children.



TENURE

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

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MORTGAGES

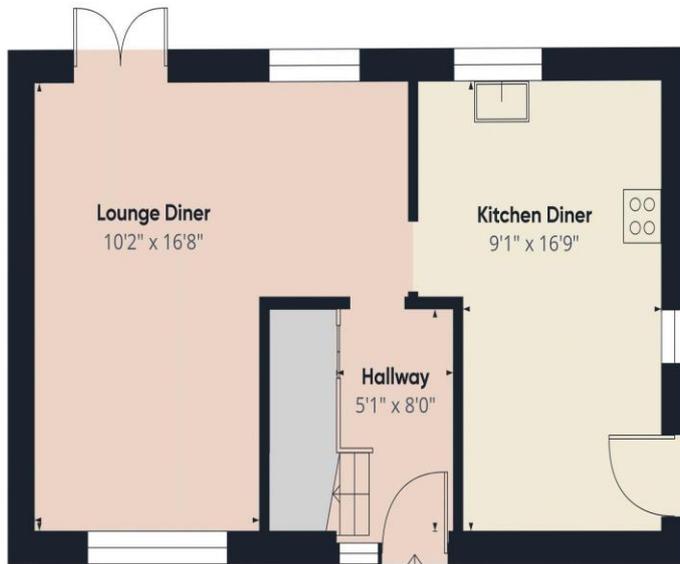
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NOTE

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⁽¹⁾
898.21 ft²



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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