



Offered for sale with no forward chain

Three good size bedrooms

Recently refurbished, with a new roof, and fully re-rendered

Spacious open plan lounge diner, with patio doors

Easy access to neighbouring towns and A595

Newly fitted kitchen

Lovely sea views to the rear

Convenient quiet village location

Ideal for first-time buyers, couples and families alike

Redesigned entrance hall allowing for ground floor WC, and utility space

This lovely property has undergone a complete transformation in recent years, the current vendor has cleverly redesigned the ground floor space to create room in the hall for a WC, and space for utilities. With a new roof, and has recently been fully re-rendered, the property is now ready for new owners. Located within the quiet village of Parton, the property is sold with the convenience of no forward chain and is ready to move into. Parton is a popular village which offers great coastal walks, and sea views, and is just a five-minute drive to Whitehaven town centre, with a convenient frequent bus service. The nearby A595 provides excellent transport links to the surrounding areas.

Within the property there is a spacious L-shaped hall which provides access into a light and airy dual aspect lounge diner, and there is a recently fitted contemporary kitchen, and convenient ground floor WC. To the first floor are three generously proportioned bedrooms, with the rear bedroom enjoying a beautiful sea view, the contemporary modern family shower room, is also conveniently located between the bedrooms on the first floor.

Externally the property has a lovely lawn area to the front with shared pathway, leading to the recently fitted composite front door. To the rear is an enclosed low maintenance rear garden with gated access. Viewing is essential to appreciate the finish of this lovely home.

ACCOMMODATION

Entrance hall

The current vendor has cleverly opened up the entrance hall space to create an L-shaped hall, with room for utilities and a useful ground floor WC, with plumbing for a washing machine, and space for a tumble dryer, a composite front door and tiled flooring, door to the rear with wood effect flooring to the front, with a radiator, a useful under stairs storage space, with stairs to the first floor, and access into the kitchen, lounge diner, and WC.

Lounge diner

The bright and spacious open plan lounge diner is dual aspect, with a large uPVC double glazed window overlooking the front of the property, and uPVC double glazed sliding patio doors to the rear garden, flooding the space with natural light. With neutral modern décor, finished with decorative coving to the ceiling, and wood effect laminate flooring. A TV aerial point, a radiator, and access into the kitchen.

Kitchen

The recently fitted kitchen incorporates a range of high gloss wall and base units, with complementary work surface and stylish marble effect splash backs and up stands. A built-in electric oven, with black glass hob set into the worktop, with extractor hood above. A stainless steel sink and drainer unit with mixer tap, and a useful built-in cupboard which houses the new Worcester combi boiler. With an additional worktop space to the rear of the room, a radiator, and vinyl flooring. A uPVC double glazed window looks out over the rear garden, and there is a uPVC double glazed door with frosted glass, giving access to the rear of the property.

Ground floor WC

The current vendor has cleverly used part of the hall to create a useful ground floor WC with macerating toilet with push button flush, and corner wall mounted sink with mixer tap.

First-floor landing

The first-floor landing is well proportioned with open storage to the rear, with a radiator, providing access into the three bedrooms, and bathroom.



Bedroom one

This well proportioned double bedroom has neutral décor, and a uPVC double glazed window which looks out over the rear of the property with a beautiful sea view, with a radiator.

Bedroom two

Located at the front of the property the second well proportioned light and spacious bedroom, has a uPVC double glazed window with radiator below, and neutral décor.

Bedroom three

A generously proportioned single bedroom located at the front of the property and featuring a built-in storage cupboard, with hanging rails making an ideal wardrobe space. A uPVC double glazed window which overlooks the front of the property, with a radiator below.

Shower room

The contemporary modern shower room features a large walk-in shower cubicle, with sliding glass door with electric shower, with a rainfall showerhead, a pedestal sink, and push button flush toilet. With a radiator, extractor fan, with wood effect laminate flooring, and two uPVC double glazed windows with frosted glass.

Externally

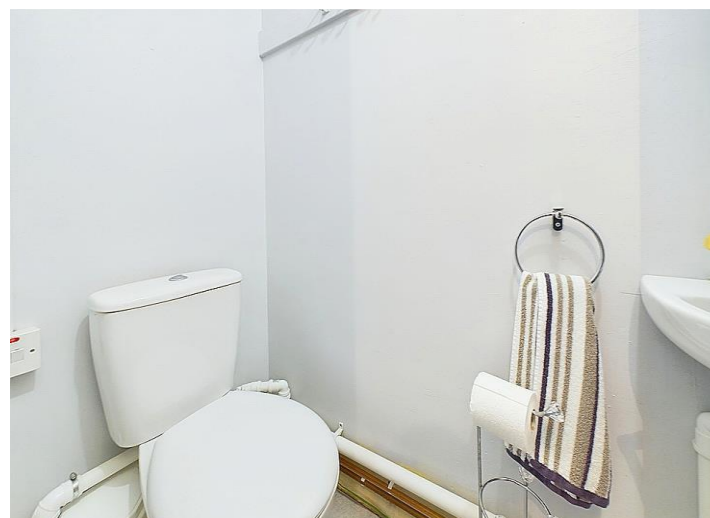
To the rear of the property is an enclosed rear garden, this low maintenance space has gravel, a storage shed, and gated access to the rear. To the front of the property is a lawned garden, with shared pathway leading to the front door.

TENURE

We have been informed by the vendor the property is freehold

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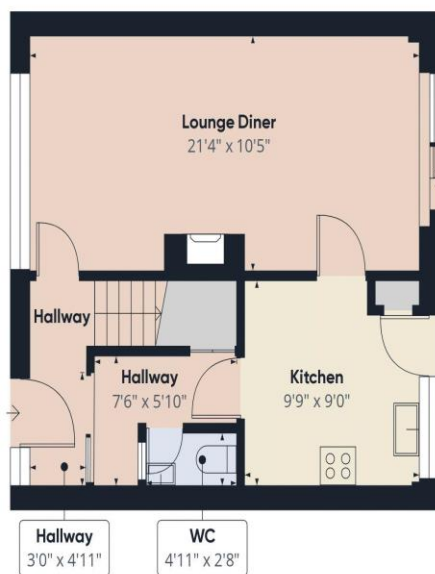
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NOTE

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.



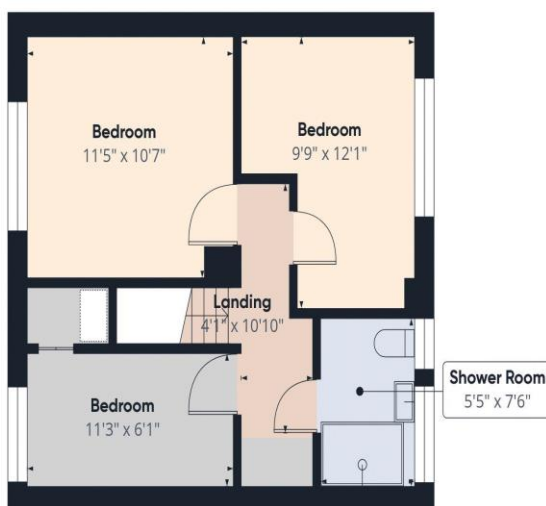




Ground Floor

Approximate total area⁽¹⁾

796.63 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.

Calculations are based on RICS IPMS 3C standard.

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