



**Ideal to put your own stamp on**

**Benefits from a ground floor extension**

**Close to numerous schools**

**Boasts an extended kitchen**

**Sold with no forward chain**

**Quiet residential area**

**Two versatile reception rooms**

**Spacious garden and garage**

It is very rare for properties to come to the market in this quiet residential area. This particular property boasts a ground floor extension at the rear. The property is also in an excellent location as it is within walking distance of numerous schools including Whitehaven, St. Benedict, Jericho and also Hensigham. The newly built garage convenience store is just a two minute drive away and the local swimming pool and gymnasium are also within easy reach. Whitehaven town centre is a five minute drive away. Whilst in need of modernization this is an excellent opportunity for anybody who wants to live in a pleasant area and put their own stamp on their next home. The property has a front porch, hallway and the lounge has a beautiful eye-catching bay window and open fireplace. The second reception room due to its size would make an excellent sitting room with dining area. The ground-floor also has a side porch and WC. To the first floor the property has three bedrooms and the family bathroom is conveniently located by the bedrooms. Externally there is a low maintenance garden to the front, with access around the left hand side of the property to the rear. At the rear there is a substantial garden which feels very private. At the bottom of the garden there is a garage with space in front for additional parking.

## ACCOMMODATION

### Front porch

Front porch is entered by via a uPVC door with foster glass panels. There are numerous windows around the porch which allowing plenty of natural light flood the room, with tiled flooring. The porch leads to the hallway.

### Hallway

The spacious hallway, which features original, attractive, wood panelling also has a large under stairs storage cupboard, which benefits from uPVC double glazed window. There is decorative coving and double panel radiator. The hallway leads to the lounge, kitchen and stairs to the first floor landing.

### Lounge

The centre piece of the spacious lounge has to be the feature open fireplace, with a tiled hearth, inset and wood surround. Either side of the chimney breast are wall mounted lights. Another attractive feature of this room is the large bay window, which has a window seat below and looks out onto the front garden. There is a double panel radiator and decorative coving.

### Kitchen

The kitchen benefits from being extended and currently has a range of wall and base units, worktop and tiled splash back. There is a double panel radiator in the kitchen and also houses the Combi boiler. Two Windows provide plenty of natural light whilst a door leads through the dining/sitting room and another leads out onto the side porch.

### Dining/sitting room

This very spacious room which is also been extended, separated by a feature arch, and lends itself to being a sitting room to one side and a dining area to the other. There is a coal effect gas fire with a tiled hearth, inset and wood surround. The room has decorative coving, wall-mounted lighting and two double panel radiators. A large window looks out onto the rear garden.

### Side porch

There is a uPVC double glazed window in the porch and leads to the WC. With another door leading out to the exterior.



## WC

With WC, single panel radiator and frosted window.

## First floor landing

The landing benefits from a uPVC double glazed window, decorative coving and leads to all three bedrooms, bathroom and also the loft.

## Bedroom one

Spacious double bedroom which currently has fitted wardrobes either side of the chimney breast. There is a double panel radiator and the uPVC double glazed sash window to the front.

## Bedroom two

A second double bedroom which has a range of fitted furniture, double panel radiator which is below a sash window that looks out onto the rear garden.

## Bedroom three

The third bedroom has fitted furniture, including wardrobes. There is a double panel radiator and a sash window that looks out onto the garden.

## Bathroom

Three piece suite incorporating a bath, WC and pedestal hand wash basin. Fully tiled walls and a double glazed frosted window.

## Exterior

At the front of the property there is a garden which is laid to lawn and has raised borders with attractive sandstone walls and a range of shrubs. The property boasts a substantial garden to the rear which feels very private and has several mature trees. At the rear of the garden there is a garage with parking in front.

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## TENURE

We have been informed by the vendor 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.



