



**Offered for sale with no forward chain**

**Stylish kitchen, with high-gloss units**

**Three well presented bedrooms**

**Well presented front and rear gardens**

**Tastefully decorated throughout, ready to move in**

**Beautifully presented, dual aspect lounge diner**

**Good sized family bathroom to the first floor**

**Excellent transport links to neighbouring towns**

Situated on a quiet cul-de-sac on the outskirts of Whitehaven town centre, is this spacious three bed terraced property. Located on the main route to the popular coastal town of St. Bees, which is just a short drive away, also just a short drive away are the amenities of Whitehaven town centre. There is great public transport, providing access to the neighbouring town of Egremont. Just a 5 to 10 minute car journey, you can be at numerous schools or Whitehaven town centre. The property would be a perfect choice of home, for a family, for anybody looking to start one. Tastefully decorated throughout the property is ready to move into, you would simply need to unpack and relax. Step inside the well presented hallway leads to a useful utility room, with a door leading out to the front and the stylish kitchen to the rear. From here there is access out to the rear garden and to the beautifully presented, dual aspect lounge diner. To the first floor the spacious landing leads to all three bedrooms and the family bathroom. Externally, to the front, the property benefits from a well maintained front garden, with lawn, central path and gated access to the front. To the rear, the property boasts, a lovely, private, tiered yard, with patio areas, gravelled areas and a useful, brick built storage shed, perfect for all your bulky gardening tools. To arrange a viewing contact the office today.

## ACCOMMODATION

### Hallway

Entered through a modern, uPVC door with frosted glass panel, the hallway benefits from a radiator, wood effect flooring, and an under stairs storage space. A door leads to the utility, the kitchen and there are open stairs to the first floor.

### Utility

The usual utility space has a wooden door with uPVC side window that leads out onto the front of the property. There is plenty of space for a freestanding fridge freezer and space and plumbing for a washing machine. The room also benefits from the same wood effect flooring found in the hallway.

### Lounge diner

The beautifully presented, dual aspect lounge diner is flooded with natural light from the uPVC double glazed window overlooking the front garden and the patio doors leading out to the rear. There is a modern gas, pebble effect fire, set on a cream hearth, with matching insert and surround. The room benefits from decorative coving, wood effect flooring and two radiators.

### Kitchen

The stylish, contemporary kitchen has a range of cream high gloss wall and base units, with contrasting wood effect work surfaces and metro tiled splash back. There is a built-in double oven and a separate, black glass electric hob with integrated extractor above. A black composite sink and drainer board with stainless steel mixer tap, is set beneath some of the wall units. The kitchen benefits from an integrated dishwasher and a large, uPVC double glazed window overlooking the rear yard. A door leads through to the lounge, whilst a fully glazed uPVC door leads out to the rear yard.

### First floor landing

The spacious landing has a recess to the top of the stairs, with a uPVC double glazed window overlooking the rear garden and the greenery beyond. Provides access to all three bedrooms, the family bathroom and the loft.



### **Master bedroom**

Located at the front of the property, the master bedroom has a large, uPVC double glazed window, overlooking the front garden. There is decorative coving, a radiator and two large, built-in storage cupboards.

### **Bedroom two**

The second bedroom is also located at the front of the property. The good size double bedroom benefits from decorative coving, a large, radiator and a uPVC double glazed window overlooking the front garden.

### **Bedroom three**

The third bedroom is situated at the rear of the property and would make an ideal home office or dressing room if a third bedroom is not required. There is decorative coving, a radiator and a uPVC double glazed window overlooking the garden and the greenery beyond.

### **Bathroom**

The family bathroom is fully tiled, with PVC panelling to the ceiling and wood effect flooring. There is a bath, with mixer shower above, a pedestal sink and a toilet. The bathroom benefits from a radiator and two uPVC frosted glass windows.

### **Exterior**

To the front, the property benefits from a well-maintained lawn which is fenced around, with central path, steps and gate. To the rear, the property has a good sized yard with three tiers. To the first, there is a concrete patio area perfect for garden furniture. Steps lead up to the second area where you will find another area of patio and mixed colour gravel to the other side. Steps continue on to the third and final tier where you will find a large, brick built shed and another mixed coloured gravel area. The whole yard is fenced around making it feel private and secure, ideal for children or pets. There is gated to the top of the yard, which leads out into the lane behind.

### **TENURE**

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

### **COUNCIL TAX BAND A**

### **EPC TBC**



## LOW FEES, LOCAL EXPERTISE

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## NOTE

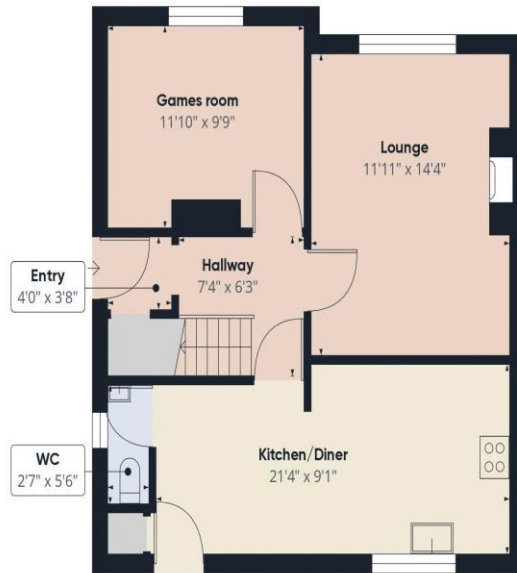
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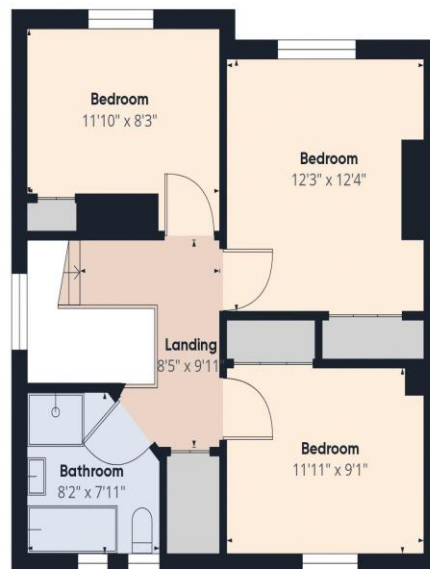
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Ground Floor

Approximate total area<sup>m</sup>  
1085.76 ft<sup>2</sup>



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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