



**Offered for sale with no forward chain**

**Three double bedrooms**

**Ideal for anyone looking to put their own stamp on a property**

**Walking distance to Whitehaven town centre**

**Spacious three storey traditional terraced home**

**Open plan lounge diner and separate lounge**

**Sought after residential area of Bransty**

**Close to the Picturesque Harbour with lovely walks**

Offered for sale with no forward chain and nestled in the heart of the sought-after residential area of Bransty, this spacious traditional terraced home is ideal for anyone looking to put their own stamp on a property. Set across three floors, this property boasts three double bedrooms and an open plan kitchen diner, offering ample space for comfortable living. Although it could benefit from modernisation, this home has excellent potential and provides a perfect canvas for personal touches and upgrades.

One of the major perks of this property is its prime location - just a short stroll away from the town centre of Whitehaven. Here, residents can enjoy plenty of amenities including shops, pubs, and cafes, ensuring convenience and countless entertainment options at your doorstep. Additionally, the picturesque harbour is within easy reach, offering a tranquil escape from the hustle and bustle of daily life.

Step inside the entrance vestibule and you'll be greeted by a generous lounge leading to a dining area through double internal doors, seamlessly flowing into the kitchen area. The first floor houses a spacious bathroom with a four-piece suite and the master bedroom, while the second floor reveals two more double bedrooms.

Externally the property benefits from a low maintenance rear yard with gated access. Viewing is essential to appreciate the potential of this lovely traditional terraced home.



## ACCOMMODATION

### TENURE

We have been informed by the vendor the property is freehold

### COUNCIL TAX BAND A

### EPC TBC

### LOW FEES, LOCAL EXPERTISE

We are pleased to offer a family run, independent estate agent service in Cumbria, offering property sale services without the premium charges of high street estate agents. We have a range of low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown rapidly, largely due to recommendations and referrals from our many happy customers. Not only could we save you a fortune, but our customers also love our extended open hours, 7PM during the week and 5PM on Saturdays. We offer free valuations, provide great photography and a friendly team which is there to support and guide you from the initial marketing to completion of the sale of your property.

### MORTGAGES

Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for remortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

### NOTE

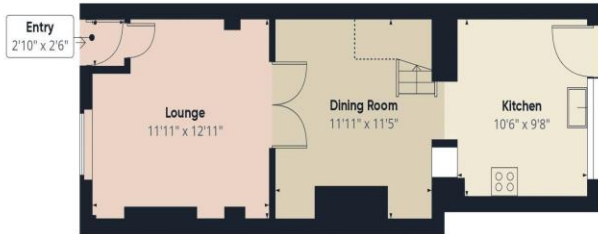
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify 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.





First Choice Move Ltd. registered in England and Wales Number 0767776 VAT number 118201945  
Registered office and postal address:  
GATE HOUSE, HALLWOOD ROAD, LILLYHALL, WORKINGTON, CUMBRIA. CA14 4JR

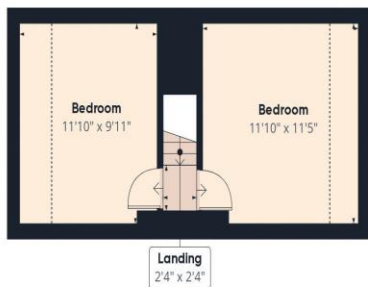
Tel: 01900 837 804 Tel: 01946 413 001 Email: [admin@firstchoicemove.co.uk](mailto:admin@firstchoicemove.co.uk) [www.firstchoicemove.co.uk](http://www.firstchoicemove.co.uk)



Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

900.51 ft<sup>2</sup>

Reduced headroom

69.91 ft<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360