



Spacious lounge with bay window to the front

Oak veneer doors found throughout

Three light and airy bedrooms

Fantastic, low maintenance sun trap garden

Numerous schools within easy reach

Large kitchen/diner with French doors

Eye-catching first floor bathroom suite

Spacious driveway providing plenty of parking

Outbuilding provides excellent storage

Perfect choice for a first home

Ready to get on the property ladder? Perhaps you need somewhere with a bit more space, then look no further. This lovely home has plenty to offer both inside and out, with a spacious garden, drive and stylish finish. The property is located in a popular area of Whitehaven, with numerous schools within easy reach, the town centre being just ten minutes away and the A595 provides excellent transport links to the surrounding areas.

Arriving at the property you can park on the large driveway which provides plenty of off-street parking. Going through the front door you will be greeted by the stylish hallway where you can turn left into the lounge. The lounge has a lovely big bay window which looks out to the front of the property. Stepping into the kitchen you will notice the stylish, open plan kitchen and diner with modern units and French doors that open out to the garden. Heading up to the first floor, the same oak veneer doors as found downstairs lead to all three bedrooms and the eye-catching bathroom.

For those who enjoy spending time outdoors the rear garden is perfect. Not only does it get the sun throughout the day, but it is also easy to maintain. There is a large, decked area perfect for garden furniture and a spacious area of artificial grass which is perfect for children to play. The garden has a useful outbuilding which provides plenty of storage and it is all securely fenced around, so children can play safely. To view this home and all it has to offer both inside and out, please get in touch to arrange a viewing.

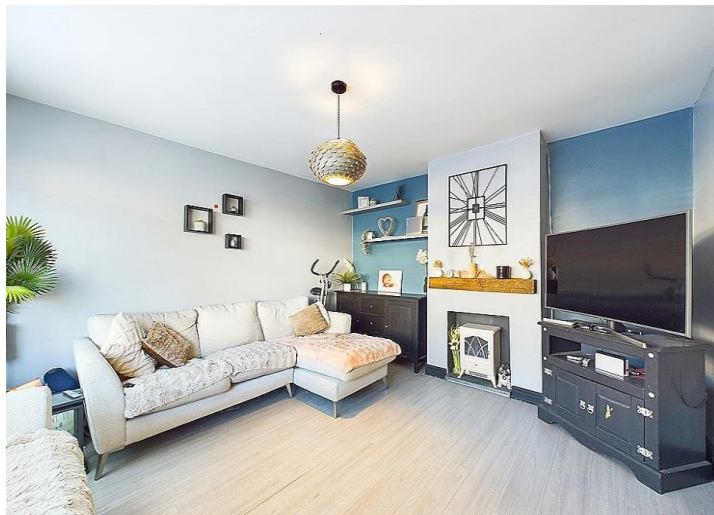
ACCOMMODATION

Hallway

This eye-catching hallway is entered by a uPVC door, with large, frosted glass panel and side panel which allows in lots of natural light. The hallway has modern flooring, tasteful décor and an under stairs storage cupboard and a radiator. Oak veneer doors lead to the lounge, kitchen and there are stairs to the first floor landing.

Lounge

A nice feature of the spacious room is the bay window which looks out to the front of the property. There is an alcove within the chimney breast, ideal for a woodburning style electric stove and there is a wood mantelpiece above. The room is tastefully decorated and features a designer column radiator and modern flooring.



Kitchen/diner

This modern kitchen incorporates a range of high gloss, contrasting wall and base units, with a complementary worktop and easy clean splash backs. There is a three door range cooker, with a glass splashback and stainless steel/curved glass extractor canopy above. A 1.5 composite sink with drainer board and mixer tap, is set below a uPVC double glazed window that looks down onto the garden at the rear. The kitchen has three rows of ceiling spotlights, and the dining area has a central pendant light. There is an under stairs storage cupboard, designer column radiator and a set of French doors with side windows and fitted blinds that open out to the decked area of the rear garden.



First floor landing

Oak veneer doors lead to all three bedrooms and the bathroom.

Bedroom one

The spacious double bedroom has a designer radiator and a uPVC double glazed window that looks out to the front.



Bedroom two

A second double bedroom with a radiator and a uPVC double glazed window looking out over the rear garden.

Bedroom three

Currently used as a home office, the third bedroom would also make an ideal dressing room if the third bedroom is not actually required. There is a radiator and a uPVC double glazed window to the front.

Bathroom

The stylish bathroom comprises of an oval bath with central mixer tap and shower above, with both rainfall and handheld showerhead's. There is a wash basin with mixer tap over a two drawer vanity unit providing plenty of storage. The bathroom has a pushbutton toilet, a designer radiator, ceiling spotlights, an extractor and a uPVC double glazed frosted window.

Exterior

At the front of the property there is a large driveway which provides plenty of off-street parking. You can access the rear garden via the left-hand side of the property. The rear garden is fabulous as it gets the sun throughout the day which can be enjoyed from the large, decked area, accessed from the French doors of the kitchen. There is also a spacious area of artificial turf which is perfect for children to play. The garden is ideal for those who want space, but for the garden to be easily maintained. It is also securely fenced around making it perfect for those with children or pets. You will also notice the outbuilding which is divided into sections and provides fantastic storage for toys and garden furniture.

TENURE

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

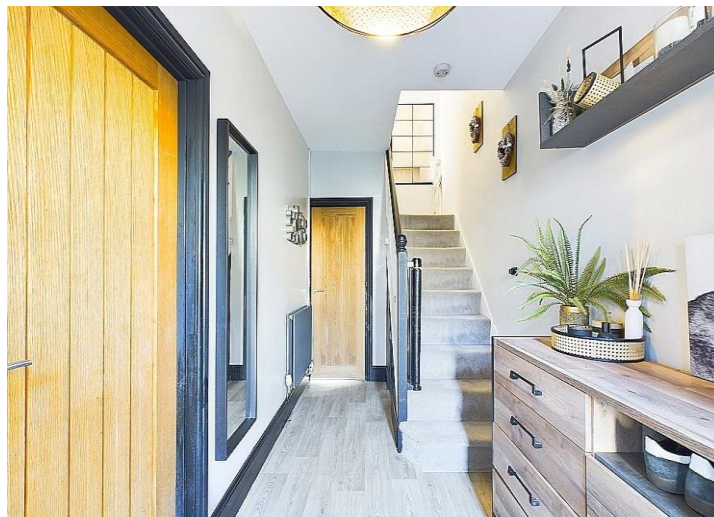
COUNCIL TAX BAND A

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 re-mortgaging 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

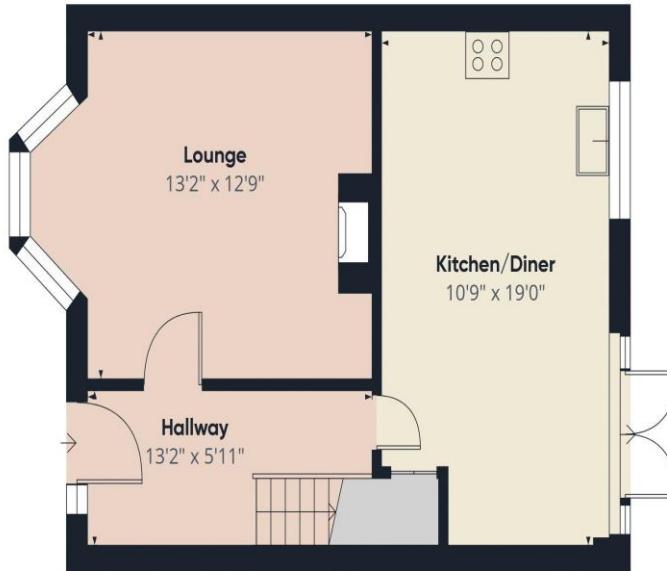
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify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



Ground Floor



Floor 1



Approximate total area⁽¹⁾
890.62 ft²

(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 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