



Perfect starter home for first-time buyers, couples or families

Well-maintained kitchen

Three light and airy bedrooms

Outbuilding provides useful storage

Perhaps you are looking to get on the property ladder or need more space. This could be the ideal home for you. Offering great value for money, this three-bedroom home offers plenty of space both inside and out. The property is located in an increasingly sought-after area of Whitehaven, with the town centre being just ten minutes away.

The nearby A595 provides excellent transport links to the surrounding areas. For those with children there are numerous schools within easy reach, including Valley primary school and nursery, St Gregory's, and St Patrick's Catholic School, and the new Rainbow pre-school. Many other schools are also just a short drive away.

Within the property there is a spacious and attractive hallway with stylish doors, leading through to the kitchen and the lounge. The lounge offers plenty of space, with a nice feature being that it opens onto the dining area. The kitchen has been well-maintained and has plenty of storage. Heading up to the first floor, the same stylish doors lead to all three bedrooms, and the bathroom. The three bedrooms have plenty of natural light and are tastefully decorated, also boasting built-in storage. The bathroom is certainly a good size benefiting from a four-piece suite.

At the front of the property there is a driveway providing off-street parking and a low maintenance garden. There is access around the left-hand side of the property to the rear, here you will find a useful outbuilding and a large, lawned garden, with plenty of space to sit out and enjoy the sunshine. To arrange a viewing please contact the office at your earliest convenience.

Spacious open plan lounge and diner

Large, first floor, four-piece bathroom suite

Driveway for off-street parking

Town Centre, and schools within easy reach

ACCOMMODATION

Hallway

This attractive hallway is accessed via a uPVC door with frosted glass panel. Tastefully decorated the hallway has wall mounted lighting, a radiator, an under stairs storage cupboard, and modern flooring. You will notice the stylish doors which lead through to the lounge and kitchen, with access to the first floor landing.

Lounge

This lovely, light and airy room boasts a wallpapered chimney breast, creating an eye-catching feature, either side you will find wall mounted lights. The room has a large radiator, which is neatly set below a uPVC double glazed window which looks out to the front. The lounge opens up to the dining area.

Dining area

The dining area features a radiator, and a uPVC double glazed window that looks out onto the rear. You can access the kitchen from the dining area, via the same stylish doors that are found in the hallway.

Kitchen

This well-maintained kitchen incorporates a range of wall and base units, with complementary worktops with matching up stands. There is a built-in electric oven, with a separate gas hob, and extractor in place above. A 1.5 stainless steel sink with drainer board, a mixer tap is set below a uPVC double glazed window, looking out to the rear. There is an under stairs storage area, a radiator, and access to the garden is via a three-quarter glazed uPVC door.

First floor landing

The landing leads to all three bedrooms, and the bathroom. Light is provided by a uPVC double glazed window, with loft access above.

Bedroom one

This spacious double bedroom boasts built-in wardrobes, and cupboards providing plenty of storage. There is a radiator, and a uPVC double glazed window offering a pleasant outlook to the front.

Bedroom two

The second double bedroom benefits from a built-in wardrobe. A radiator is placed below the window, which looks out onto the garden at the rear.



Bedroom three

The third bedroom would make an ideal home office or dressing room if desired. A radiator, and a uPVC double glazed window in place.

Bathroom

This good size four-piece bathroom suite comprises of a bath, a push button toilet, and a pedestal hand wash basin. There is a shower cubicle with an electric shower, and ceiling spotlights above providing plenty of illumination. The bathroom has partially tiled walls, tiled flooring, a chrome heated towel rail, and a uPVC double glazed frosted window for privacy.

Exterior

At the front there is a driveway providing off-street parking, there is a raised walled area with a chipped slate gravel bed, and an area of artificial turf. There is access up along the left-hand side of the property to the rear, here you will find a large patio area, and a large outbuilding which provides fantastic storage. There are steps leading up to a large lawned area which is quite a sun trap, providing plenty of space for children to play.

TENURE

We have been informed by the vendor the property is freehold

COUNCIL TAX BAND A

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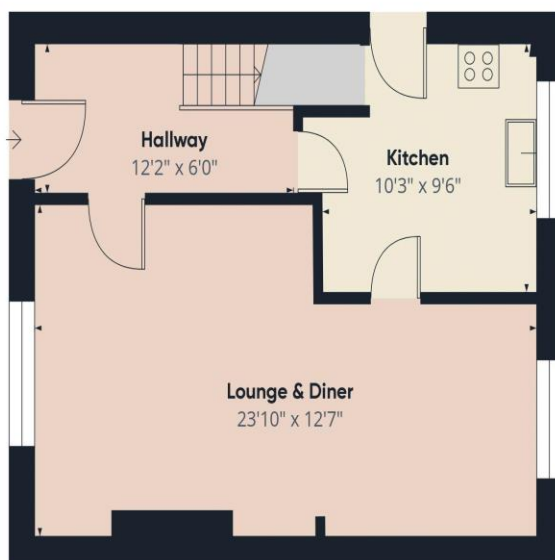
NOTE

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.

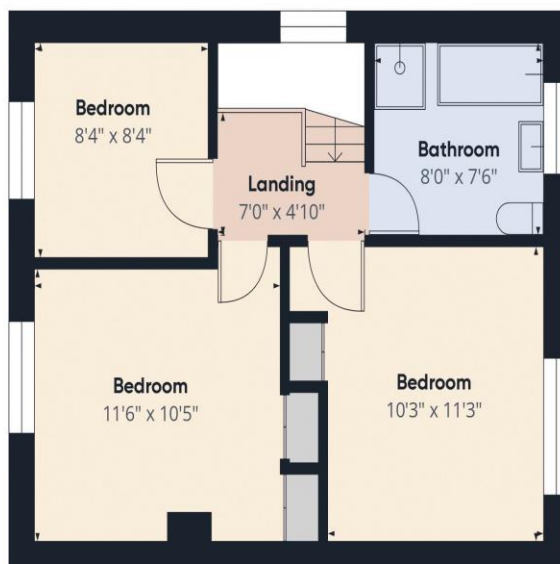








Ground Floor



Floor 1

Approximate total area⁽¹⁾
856.17 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 are based on RICS IPMS 3C standard.

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