



Beautifully presented, and immaculate three-bedroom semi-detached home

Large sunroom to the rear of the ground floor offering additional reception space

Stylish modern open plan kitchen diner, with breakfast bar and patio doors, to the sunroom

Useful separate rear utility

Three good size well presented bedrooms

Contemporary modern shower room, with large vanity unit

Popular residential area, walking distance to local schools

Close to local amenities, and easy access into the town centre

Fantastic outbuilding to the rear

Front and rear gardens

Located in an increasingly popular area of Whitehaven, in a quiet and pleasant close is this beautifully presented and immaculate three-bedroom home. This lovely property is within easy reach of numerous schools including Hensingham, Jericho, St Benedict and Whitehaven Academy, which are all within walking distance. There is a local swimming pool and gymnasium, just a short walk away, and a newly built garage with shop just a minute's drive.

The property is in immaculate condition throughout and has been beautifully maintained, with tasteful modern décor. This is not your average three bedroom semi-detached house, the property benefits from a fantastic sunroom to the rear, providing additional reception space. There is also a large open plan kitchen diner with patio doors to the sunroom, and there is a large outbuilding to the rear. This is an ideal home for first-time buyers, couples and families alike.

On entering the property, you will find yourself in a light and airy hall, which leads to a beautifully presented lounge with bay window, and a stylish modern kitchen diner with patio doors to the beautiful sunroom at the rear, there is also a useful separate utility room. To the first floor there are three good size well presented bedrooms, and a stylish modern shower room with large vanity unit.

Externally there is a well maintained garden to the front of the property which is walled around, with lawn and planted borders. To the rear is a lovely low maintenance patio style garden with a gated fence, leading to a second patio at the rear where you will find a fantastic versatile outbuilding. Viewing is essential to appreciate the location and finish of this superb property.

ACCOMMODATION

Entrance hall

The light and airy entrance hall is entered through a uPVC double glazed door with frosted glass panel, with matching uPVC side window, which provides plenty of natural light, with neutral modern décor, complemented by the wood effect flooring. There is a useful under stairs storage cupboard, a radiator, and access into the lounge, kitchen diner, with stairs to the first floor.



Lounge

A beautifully presented light and spacious lounge with a feature electric fire set into the chimney breast with wooden mantle above, tasteful modern décor, with wood effect laminate flooring. A uPVC double glazed bay window which overlooks the front of the property, and decorative coving to the ceiling, with a TV aerial point.



Kitchen diner

This stylish modern kitchen diner incorporates a range of high gloss cream wall and base units, with complementary granite effect work surfaces, with matching splash backs, and a breakfast bar separating the dining area. There is a built-in oven and grill, with separate five ring gas burning hob, stainless steel splash back, and stainless steel curved glass extractor canopy above. A 1.5 stainless steel sink and drainer unit with mixer tap, and housing for an American-style fridge freezer. To the dining area there is plenty of space for a table and chairs, and lovely uPVC double glazed internal doors open into the fantastic sunroom to the rear of the ground floor. There is decorative coving, a designer radiator, and a continuation of the attractive flooring found in the hallway and lounge. The kitchen leads to the sunroom, and the utility room.



Utility room

The useful utility room at the rear of the property, has plumbing for a washing machine, space for a tumble dryer, with a built-in worktop, and open shelving above. There are part tiled walls, a uPVC double glazed window, and the utility houses the combi boiler.

Sunroom

A fantastic addition to the property creating a superb second reception room, which is usable all year-round, this light and spacious room has tasteful modern décor, laminate flooring, a TV point, with wall mounted lighting, and panoramic uPVC double glazed windows looking out over the rear gardens, and benefitting from blinds, a half-glazed uPVC door leads out onto the rear patio.

First-floor landing

The large landing area benefits from a built-in airing cupboard, and provides access to the three bedrooms, and the family shower room.

Shower room

This contemporary modern shower room boasts a large walk-in shower cubicle with glass screen, the shower controls are neatly set on the easy clean PVC surround, there is a large built-in vanity dressing unit which incorporates a hand wash basin with mixer tap, with plenty of storage cabinets and mirrors, and a concealed cistern toilet with mounted flush. There is a chrome heated towel rail, spotlights to the ceiling, part tiled walls, tiled flooring and a uPVC double glazed frosted glass window.

Master bedroom

A beautifully presented tastefully decorated light and airy double bedroom located at the front of the property, the uPVC double glazed window looks out over the front garden, and there is a radiator below, and a TV aerial point.

Bedroom two

A second well presented good-sized double bedroom which boasts fitted wardrobes with open end shelving, and additional built-in storage cupboard. With decorative coving to the ceiling, a uPVC double glazed window that enjoys a pleasant outlook to the rear of the property, with a radiator below.

Bedroom three

This generously proportioned third bedroom is beautifully decorated and benefits from coving to the ceiling, a radiator, and a uPVC double glazed window which overlooks the front of the property.

Outbuilding

The garden has been sectioned by a fence that runs along the centre, and there is access to a large outbuilding which is currently used as workshop and kennels, this would make a great gym, home bar, or summerhouse, there is potential with removal of the side wall a garage (subject to planning). There is tiled flooring, two uPVC double glazed windows, Power Points, and lighting.



Externally

The property has a lovely attractive walled garden to the front which has a gated path and leads to the front door. There is a well maintained lawn and bedding borders with a variety of shrubs and plants. To the rear of the property is a lovely low maintenance patio style garden, with central fencing splitting the area to the bottom, where you will find a useful outbuilding. This lovely garden has gated access to the side and enjoys the sun throughout the day.

TENURE

We have been informed by the vendor the property is freehold

COUNCIL TAX BAND A

EPC D



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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.



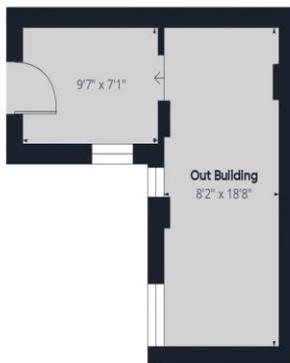




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
1250.97 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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