



**Large, extended property on a huge plot**

**Spacious, versatile conservatory**

**Three light and airy bedrooms**

**Tarmac driveway and garage for parking**

**Numerous schools within easy reach**

**Spacious lounge and separate dining room**

**Extended kitchen with added utility and downstairs WC**

**Huge garden located at the rear**

**Walking distance to Whitehaven Hospital**

**Offered for sale with no forward chain**

This fabulous home has such a tremendous amount to offer. Set on a large plot the property has been extended to offer plenty of space for any family and even offers some versatile space. The property which is for sale with no forward chain is located in a quiet and popular area of Whitehaven with a highly convenient location. Whitehaven Hospital is just a five-minute walk away and numerous schools are within easy reach, making it perfect for those with children. As you arrive at the property will notice the tarmac driveway which provides plenty of off street parking and there is also a garage. Step inside you'll find yourself in the hallway which leads through to the lovely lounge and also the separate dining room which could be used as a sitting room. This second reception room has double doors which lead through to large conservatory which looks out onto the garden at the rear. The conservatory has plenty space to be used as a large dining room and is a perfect place to entertain friends and family. The kitchen has also been extended offering plenty of space. The kitchen leads through to a utility room and you will also find a downstairs WC. Heading up to the first floor the landing leads to all three bedrooms and also the family bathroom. A fantastic feature of the property is not just the amount of space inside but also the space to be found outside. At the rear the property has a huge, sun trap garden, separated into two areas. The garden is perfect for those with children as there is plenty of space for them to play and it will be ideal for those who want to grow their own fruit and vegetables. We expect interest in this property to be high due to its location and space both inside and out. To avoid missing out please contact the office at your earliest convenience

## ACCOMMODATION

### Hallway

The hallway is accessed via a UPVC door with a large decorative frosted glass panel. The hallway offers plenty of space and features decorative coving and an under stairs storage cupboard. The hallway provides access to the lounge, sitting room, kitchen and there are stairs to the first floor landing.

### Lounge

This spacious room is the first of the reception rooms and offers plenty of versatility. Whether you want to use it as a formal lounge, TV room or games room the choice is yours. You will notice the modern pebble effect gas fire which is set on a marble hearth with matching inset and stylish wood surround. The room has a radiator and a UPVC double glazed window looks out to the front.



### Sitting room

A spacious second reception room which could be used as a dining room if required. There is a coal effect gas fire with a stone inset, surround and matching hearth. The room has modern laminate flooring, radiator and double doors open up to the conservatory.



### Conservatory

A superb addition to the property is this spacious conservatory which looks out onto the garden at the rear. The room benefits from wall mounted lighting, numerous power points and two double panel radiators allowing all year round use. There is modern flooring, numerous windows and a set of French doors which open out to the garden.

### Kitchen

This extended kitchen is in excellent condition incorporates a range of cream wall and base units with a complimentary worktop with matching up stands. There is a built-in electric oven and grill with a separate gas hob, glass splashback and large extractor canopy above. A stainless steel sink 1.5 a drainer board and mixer tap is set below a UPVC double glazed window. The kitchen boasts a full-size integrated dishwasher. Additional natural light is provided by the large skylight positioned above the oven area. The kitchen also features a wine rack, breakfast bar and a large radiator. From the kitchen you can access the utility room.



### Utility room

A spacious L-shaped utility room with a handy worktop and plumbing for a washing machine and tumble dryer. There is a radiator, skylight and door to the WC. A fully glazed UPVC door leads out to the garden.

## WC

WC and wash basin. There is an extractor and UPVC double glazed frosted window.

## First floor landing

The landing benefits from a UPVC double glazed window allowing a natural light. There is a radiator, airing cupboard and doors lead to all three bedrooms and the bathroom.

## Bedroom one

This spacious double bedroom boasts an eight door fitted wardrobe with shelving and clothes rails providing a tremendous amount of storage. There is a radiator and UPVC double glazed window looks down onto the garden and trees beyond.

## Bedroom two

A second double bedroom which benefits from a radiator and UPVC double glazed window enjoying a pleasant outlook across allotments and town.

## Bedroom three

The third bedroom would also make an ideal home office if required, or perhaps a dressing room depending on your needs. There is a radiator and UPVC double glazed window enjoying a pleasant outlook across allotments and beyond.

## Bathroom

The modern bathroom comprises of a "P" shaped bath with matching curved glass screen, mixer tap and shower above. There is a pushbutton WC and wash basin with mixer tap set within a vanity unit. The bathroom has fully tiled walls, radiator, extractor and ceiling spotlights.

## Garage

The garage benefits from a up and over door, lighting and power points.

## Exterior

Located at the front of the property is a tarmac drive providing plenty of off street parking. There is a law wall at the front with a mature hedge providing privacy. There is access to the garage and also access to the rear garden along the left-hand side of the property. A fabulous feature of this property is the substantial garden located at the rear. There is a spacious patio and a lawned area and a central path in the first area of the garden. The second area is separated by a wall and here you will find a garden shed, mature trees and a large lawned area. The garden is quite the sun trap and is perfect for those who enjoy being outdoors. There is plenty space for children to play and it will be also ideal for those who would like to grow their own fruit and vegetables.



## TENURE

We have been informed by the vendor the property is leasehold.

## COUNCIL TAX BAND B

## LOW FEES, LOCAL EXPERTISE

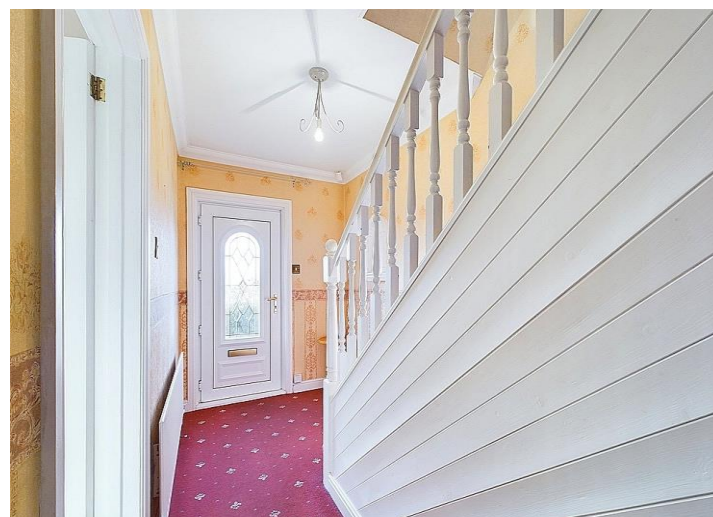
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## MORTGAGES

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.





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Ground Floor

Approximate total area<sup>(1)</sup>  
1378.2 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 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.

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