



**Stunning terraced home set on a popular residential street**

**Beautiful lounge with bespoke shelving and log burning effect fire**

**Stylish kitchen with a range of integrated appliances**

**Two spacious double bedrooms, with built in storage**

**Beautifully landscaped rear garden with choice of seating areas**

**Immaculately presented throughout, ready to move into**

**Second versatile reception room also boasting bespoke shelving**

**Modern family bathroom to the first floor**

**Attic bedroom boasts exposed ceiling beams and skylight**

**The property benefits from an outbuilding and a large, brick built shed**

This simply stunning property is located on a popular residential street in Whitehaven, just a few minutes' walk to Whitehaven town centre, with its wide range of shops, pubs, cafes and the picturesque marina, where fabulous coastal walks are to be enjoyed. Also just a few minutes walk is a popular local primary school. The property has been meticulously maintained by the current vendor and boasts tasteful décor throughout. The property would be an ideal choice for a first time buyer, or couple and is ready to move into, you would simply need to unpack.

Step inside and the vestibule leads to the stylish lounge, with bespoke shelving and an open fireplace with log burning effect stove. The second reception room is the larger of the two and is currently used as a dining room. This room also boasts bespoke shelving and an open fireplace. The kitchen is located at the rear of the property and is in fantastic condition, with integrated appliances. To the first floor, there is a spacious double bedroom and the modern family bathroom, heading up to the second floor you will find a large attic bedroom, with skylight and exposed beams.

Externally, the property continues to impress, with a private, tiered garden, which has been beautifully landscaped, creating a fabulous entertaining space. Viewing is a must to appreciate this beautiful property and all it has to offer, so call the office today.

## ACCOMMODATION

### Vestibule

Entered through a modern, composite door with frosted panel and matching top light, the stylish vestibule give the first glimpse of the tasteful décor you'll find throughout the property. There is mosaic effect flooring and a wooden glazed door leading through to the lounge.

### Lounge

The stunning lounge boast feature, bespoke shelving either side of the chimney breast, where you will find a log burning stove effect fire, with oak mantle above. The room benefits from a feature panelled wall, a large radiator and a uPVC double glazed window looking out to the front of the property. The lounge has beautiful wood effect flooring and leads through to the dining room.



### Dining room

The stylish dining room is fitted with a bespoke shelving unit creating a unique bar area. There is also bespoke shelving either side of the chimney breast. The vendor has created an open feature fireplace, with decorative wood surround. The room benefits from a large radiator, an under stairs storage cupboard and there is a continuation of the wood effect flooring. A uPVC double glazed window allows in plenty of natural light and looks out onto the rear yard. From here there is access into the kitchen and there are open stairs to the first floor.



### Kitchen

The kitchen has been fitted with stylish, shaker style wall and base units, with complementary wood effect work surfaces and metro style tiled splash backs. There is a range of integrated appliances, including fridge freezer, dishwasher, combination microwave and double electric oven. There is a black glass electric hob, with extractor canopy above. A 1.5 ceramic sink with black mixer tap and draining board is set beneath a uPVC double glazed window and there are another two uPVC windows flooding the space with natural light. There is space and plumbing to house a freestanding washing machine and dryer, and the room benefits from a radiator, and slate effect flooring. A uPVC door leads out to the rear garden.



### First floor landing

The vendor has stripped the floorboards back and painted them, creating a lovely feature. Doors lead to the master bedroom, the bathroom and there is door leading to the second floor.

### Bedroom one

The first bedroom is located at the front of the property and is a spacious double. The room benefits from an original, open cast iron fireplace, a radiator, a built in cupboard and a uPVC double glazed window looking out over the front.

### Bathroom

The fabulous bathroom is a good size and features a bath with black taps and shower above, with glass screen and stylish tiled surround. There is a lovely, wood effect vanity unit with two drawers, incorporating a circular ceramic sink with black mixer tap and slate effect tiled splash back and a toilet. The bathroom features a black towel heating robe, wood effect flooring, a uPVC frosted glass window and a large built in storage cupboard housing the combi boiler.

### Bedroom two

From the landing a door leads up to the second floor, going up the stairs there is a stylish wall light and a built in cupboard perfect for towels and sheets. The whole top floor has been opened up to create a spacious and fantastic bedroom, currently used as a home office/home gym this room would make a superb master bedroom. The room boasts stripped, painted floorboards, beautiful, exposed ceiling beams, a radiator, a skylight window and a large, built in storage cupboard.

### Externally

The rear garden has been beautifully landscaped, creating a fabulous, private tiered garden. Entered from the uPVC door of the kitchen, there is a delightful tiled patio area, with a large, outbuilding, perfect for hiding away all your gardening tools, steps lead up to the mid section where you will find another patio area with electricity points, perfect for a hot tub. Heading up to the next level, you will find a good sized garden, with an artificial lawn area with mature shrubs and plants to the borders and a flagstone patio, with a large brick built shed. The garden is not overlooked and feels incredibly private, making this a great place to entertain friends and family. There is gated access at the top of the garden, and the whole space is securely walled and fenced around, perfect for children and pets.

### TENURE

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

### COUNCIL TAX BAND A

### EPC TBC



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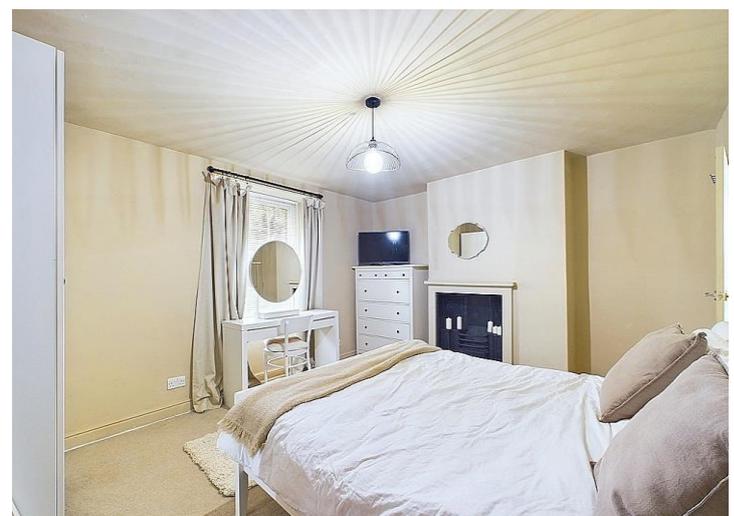
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## NOTE

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Ground Floor



Floor 1



Floor 2

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

932.27 ft<sup>2</sup>

Reduced headroom

42.38 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 are based on RICS IPMS 3C standard.

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