



A beautifully presented attractive home

Spacious kitchen/breakfast room in excellent condition

Stunning four piece bathroom suite

Attractive yet low maintenance garden, feeling very private

Offers excellent value for money

Spacious, open plan lounge and diner with French doors to the garden

Boasts three spacious double bedrooms

Spacious driveway and integral garage

Within easy reach of numerous schools and the hospital

A short drive to the bustling town centre

This beautiful home offers excellent value for money and has a tremendous amount to offer. Perhaps it will be the spacious, private garden, the three double bedrooms or the spacious open plan lounge and diner that will catch your attention. The property is located in a quiet residential area but is most certainly convenient. Whitehaven Hospital is within easy reach and numerous schools are just a short distance away. Hensingham primary School is just a few minutes walk away and Jericho, Whitehaven Academy and St Benedict Catholic high School are all within relatively easy walking distance. It is clear the property has been meticulously maintained by the current owners and both inside and out everything is in excellent condition. The property enjoys plenty of Kerb appeal and there is a spacious driveway and integral garage which provides plenty of off-street parking. Step inside you'll find yourself in the porch which leads through to the hallway. An oak veneer door leads through to the lovely, open plan lounge and diner which has a stylish gas fire and French doors leading out to the garden. The kitchen is in fantastic condition where you'll find a range cooker, breakfast bar and a large, understairs storage cupboard. Heading up to the first floor, it is the three spacious double bedrooms that set this house apart from many others. Not only that, but two of the bedrooms boast built-in wardrobes, providing plenty of storage. Another fabulous feature is the bathroom, which is simply stunning and like the rest of the property is in superb condition. Externally, the property enjoys a low maintenance garden to the front and at the rear there is a spacious, well-maintained garden with plenty of space to sit out. Around the side of the property there is an additional seating area, and the garden feels very private. To view this fabulous home and all it has to offer, please get in touch to arrange a viewing.

ACCOMMODATION

Front porch

The front porch is accessed via a uPVC door with window and the porch has an additional window allowing in plenty of natural light. There is lovely flooring and a half glazed uPVC door leads to the hallway.

Hallway

The hallway benefits from modern flooring, a radiator and an oak veneer door that leads through to the open plan lounge and diner. There are also stairs leading up to the first floor landing.

Dining area

The lounge and dining area are interchangeable, depending on your individual family needs. The dining area benefits from a coal effect gas fire, set on a marble hearth with matching insert and attractive surround. The room has decorative coving, modern flooring, a radiator and French doors that lead out to the garden at the rear. The dining area opens up to the lounge.

Lounge

A lovely feature of the lounge is the bay window which looks out onto the garden at the front. The room benefits from a continuation of the decorative coving and flooring found in the dining area. An additional radiator provides plenty of warmth.

Kitchen

The stylish kitchen enjoys plenty of space, with a range of wall and base units, with complementary worktop with up stands. The kitchen boasts a breakfast bar and a large, under stairs storage cupboard. The two uPVC double glazed windows allow in lots of natural light, that look out to the garden and one has a sink with draining board with mixer tap neatly placed below. There is a four-door range cooker, with a large extractor canopy in place above, stylish flooring, numerous ceiling spotlights, a large radiator and a glazed uPVC door leads out to the garden.

First floor landing

The split-level landing benefits from a useful cupboard and leads to all three bedrooms and the family bathroom.

Bedroom one

A tastefully decorated double bedroom boasting dual aspect windows. A double panel radiator provides plenty of warmth.



Bedroom two

A second double bedroom, boasting twin built-in wardrobes which provide a tremendous amount of storage. The room has connections for a flat screen wall mounted TV and there is a radiator, and the window looks down onto the garden at the rear.

Bedroom three

A third spacious bedroom, this too boasts fitted wardrobes providing plenty of storage. There is a radiator and a uPVC double glazed window looking out to the front of the property.

Bathroom

This rather luxurious bathroom suite comprises of a bath with mixer tap, a large shower cubicle boasting both rainfall and handheld showerhead's, a pushbutton WC and a wash basin with mixer tap is set within a large vanity unit which provides plenty of storage. The bathroom has lovely flooring, part tiled walls, a large, heated towel rail, an extractor and a uPVC double glazed frosted window.

Garage

The garage benefits from an up and over door. There is lighting, power points and the garage discreetly houses the boiler.

Exterior

As you arrive at the property you will notice the large driveway which provides plenty of off-street parking. There are low, stone walls to the front and a well-maintained lawn. The property certainly enjoys plenty of kerb appeal. There is access to the rear garden via a gate or of course you can go from the kitchen door or the French doors of the dining area. The garden extends from the rear and around the side of the property. At the rear, there is a spacious seating area which is completely private. The garden has a well maintained lawn which feels very private and enjoys the sun throughout much of the day. Around the side of the property there is an additional, private seating area and also an additional area of well maintained lawn. The garden is partially walled, partially hedged around making it private and an ideal choice for those with children.

TENURE

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

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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[®]
1208.58 ft²

Reduced headroom
2.08 ft²

(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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