



Offered for sale with no forward chain

Lovely, covered balcony area for enjoying the sunsets

Well, maintained split-level gardens to the rear

Recently fitted stylish modern bathroom

Walking distance to popular schools

Deceptively spacious versatile accommodation

Spectacular views across Whitehaven, and the Irish Sea

Four good size bedrooms

Useful separate utility room

Easy access to the town centre, and local amenities

Offered for sale with no forward chain, this deceptively spacious detached four bedroom home offers versatile living space, and spectacular views, with a lovely, covered balcony area, which is perfect for enjoying the sunsets. The property whilst in need of a little updating, benefits from a recently fitted bathroom, and has been kept in immaculate condition. The property is set on the edge of a highly sought-after area which has long been popular with families. The property is just a few minutes drive to nearby schools, including Whitehaven Academy, St Benedict's Catholic High School, and Marjorie Park Primary School. The nearby A595 is just a minute away, and provides easy transport links to Whitehaven town centre, as well as the surrounding areas. The accommodation briefly comprises entrance hall, with access into a light and spacious open plan lounge diner, with a central archway defining the areas. Patio doors from the lounge lead into a lovely, covered balcony area, which is the perfect place to enjoy the spectacular views. There is a good size kitchen, benefitting from a separate utility. To the ground floor are two good size bedrooms, and a stylish modern family bathroom. with the front bedroom enjoying the views to the front of the property, both upstairs bedrooms also benefit from fitted wardrobes, and conveniently located between the two first floor bedrooms, is a handy shower room. Externally the property is in an elevated position, with space provided for a garage below, there is a lovely split-level garden to the front, and driveway for off-road parking. To the rear of the property a low-level patio, leads via stairs to a lovely, raised garden area, split into two areas. With a patio for enjoying the panoramic sea views, and a lovely garden area, with mature shrubs and trees to the borders.

ACCOMMODATION

Entrance hall

Entered through a modern composite door with frosted glass panels and frosted glass uPVC side window, providing additional natural light. The room has a neutral décor, and tiled flooring, a large built-in storage cupboard, a radiator. Provides access into the lounge diner, kitchen, two bedrooms, and family bathroom.

Dining area

The bright and spacious dining area has a uPVC double glazed window which enjoys spectacular elevated sea views to the front of the property, with a radiator below, neutral décor, and the feature archway opens to the lounge area.

Lounge area

This generously sized well presented lounge area has a gas fire set into a stone hearth and insert, with a decorative wooden surround, there is decorative coving to the ceiling, and wall mounted lights. The uPVC double glazed doors lead to a lovely, covered viewing balcony, and there is access to the first floor, via an enclosed staircase.

Balcony

A lovely viewing room or covered balcony benefitting from three uPVC double glazed windows, all providing a different aspect of the wonderful views across the Irish Sea, and this is the perfect place to sit and relax and enjoy the beautiful sunsets.

Kitchen

The kitchen has a range of contemporary white wall and base units, with contrasting work surfaces, and tiled splash backs. A uPVC double glazed window looks out over the front of the property and the sea views, with a composite sink and drainer unit, with mixer tap set below. There is space for a freestanding electric oven, with extractor hood above, a breakfast bar, and under counter space for fridge and freezer. Benefits from a radiator, tiled flooring, and spotlights to the ceiling, the kitchen provides access into the utility.

Utility

A useful rear utility which also houses the boiler, with plumbing for a washing machine, built-in worktop, and extractor fan, useful storage with wall mounted cabinets. A uPVC double glazed door with frosted glass and matching side window, providing access out onto the side of the property, with tiled flooring.



Bedroom one

Located at the rear of the ground floor the first of two well-proportioned double bedrooms with neutral white walls, a uPVC double glazed window which overlooks the rear of the property, with a radiator below.

Bedroom two

The second good-sized bedroom has neutral white walls, TV aerial point, a uPVC double glazed window which overlooks the side patio, and a radiator.

Bathroom

A recently updated stylish modern bathroom suite, briefly comprising high gloss and grey vanity unit, which incorporates a hand wash basin with mixer tap, a push button flush toilet, with a large bath with glass shower screen, and electric shower above. With fully tiled marble effect walls, a uPVC double glazed frosted glass window, a mirrored bathroom cabinet, and useful built-in storage cupboard. With tiled flooring and a modern column style radiator.

First-floor landing

A door from the lounge leads upstairs to a first-floor landing, with loft access to the ceiling, and access into two further bedrooms, and a central shower room.

Master bedroom

This generously proportioned light and spacious double bedroom, has a uPVC double glazed window looking out over the rear garden with additional skylight window providing lots of natural light. A radiator, and useful built-in wardrobes offering excellent storage.

Bedroom four

Located at the front of the property the fourth generous double bedroom enjoys the spectacular sea views to the front of the property, through a uPVC double glazed window, with a radiator below. There are useful built-in wardrobes offering excellent storage, and additional storage into the property eaves.



Externally

To the front of the property there is a driveway which leads to the garage door, the split-level rockery style garden, has steps leading up to the front door. To the rear is a split-level garden with a pathway wrapping around the property, and leading to a lower-level patio, with steps which lead up to 2 garden areas, with a range of mature shrubs, and plants to one side. There is a lovely seating area, and patio to the other side which is the perfect place to enjoy the views not only to the front, but to the side of the property.

TENURE

We have been informed by the vendor the property is freehold

COUNCIL TAX BAND D

EPC D

LOW FEES, LOCAL EXPERTISE

We are pleased to offer a family run, independent estate agent service in Cumbria, offering property sale services without the premium charges of high street estate agents. We have a range of low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown rapidly, largely due to recommendations and referrals from our many happy customers. Not only could we save you a fortune, but our customers also love our extended open hours, 7PM during the week and 5PM on Saturdays. We offer free valuations, provide great photography and a friendly team which is there to support and guide you from the initial marketing to completion of the sale of your property.

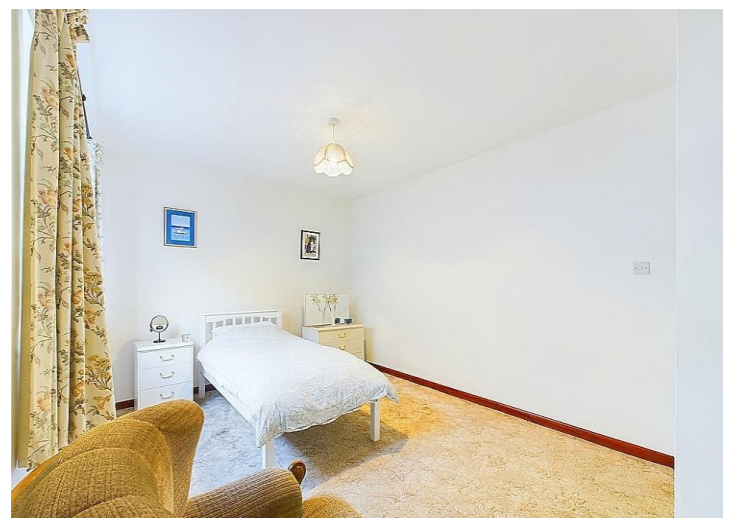


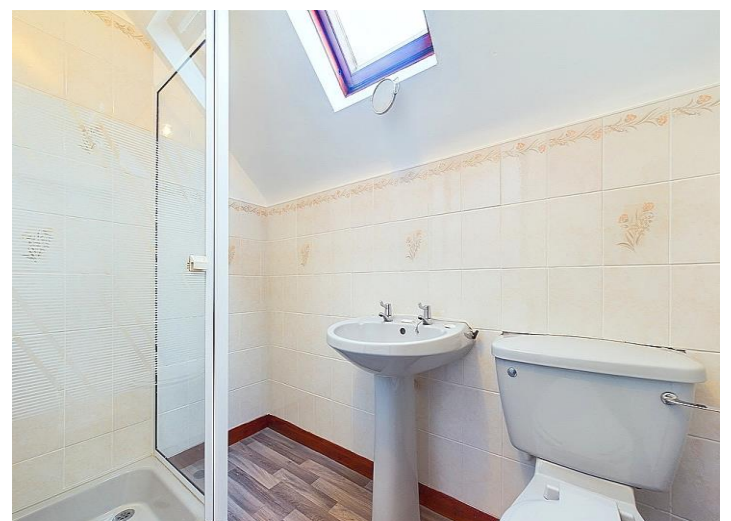
MORTGAGES

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.









Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾
1623.2 ft²

Reduced headroom
10.87 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.

GIRAFFE360