



Fabulous coastal views from the property and garden

Very spacious tastefully decorated lounge

Stylish first floor shower room

Features a versatile loft room

Tastefully decorated throughout

Walking distance to the town and marina

Lovely open plan lounge and diner

Two double bedrooms with a pleasant outlook

Fabulous sun trap garden to the rear

ideal for first-time buyers and couples

For those who enjoy a home with a view, look no further. The property is just a gentle stroll from Whitehaven town centre, with its picturesque marina where you can enjoy a delightful walk or coffee with friends. The property enjoys a view across the harbour and also along the coastline, across the Solway Firth and toward Scotland. The view can be particularly enjoyed from the master bedroom and especially the rear garden. The garden is a delight as it enjoys the sun throughout the day and is a perfect place to sit back and relax. The property will be perfect for those who work or socialise in town being just five minutes away. The property is set on a row of traditional terraced homes and has a garden to the front, with the low wall and iron railings associated with the property of this period. Step inside and you'll find yourself in a hall which leads through to the lounge. This very spacious room has more than enough space to be used as a lounge diner if desired. Continuing on through the property, you will find yourself in the open plan, L-shaped kitchen and diner. There is plenty of space for a large dining table and chair set and the kitchen is in superb condition. Heading up to the first floor, the landing leads to both bedrooms, both of which are of a generous size. The stylish shower room is also located on this floor and looks like new. Off the landing, there is a door which opens to reveal ladders leading up to a loft room. The loft room could be used as a home office or simply provides excellent storage. At the rear, the property has a yard and also the aforementioned garden. The garden is a complete sun trap and has two seating areas, a well maintained lawn and a path of mixed coloured gravel. The garden is a perfect place to enjoy the sunshine and the views along the coastline up toward Scotland. To find out more information on this property or to book a viewing please get in touch at your earliest convenience

ACCOMMODATION

Hallway

The spacious hallway is entered by a uPVC door with a frosted glass panel and frosted top panel, which allows in plenty of natural light. The hallway features original coving and corbels, with a feature arch. There is a handy power point and a radiator which provides plenty of warmth. A door leads through to the open plan lounge/diner and there are stairs to the first floor landing.

Lounge/diner

This very spacious room has plenty of versatility and can be used as a large lounge or has enough space to be used as a lounge and dining room if desired. There is a beautiful fireplace, with contrasting black and grey granite hearth and mantel. The room has decorative coving, two radiators and there is a window to the rear and a large, tilt and turn window to the front, which looks out across Whitehaven and towards the harbour. The room benefits from an under stairs storage cupboard and leads through to the open plan kitchen and diner.

Dining room

The spacious room is currently used as a dining room but could be used as a study area, sitting area or play area if desired. There is a radiator and a uPVC double glazed window. The room opens up to the kitchen.

Kitchen

The stylish kitchen is in excellent condition and comprises of high gloss wall and base units, with a complementary worktop with matching splash backs. There is space for a cooker, with an extractor in place above. A stainless steel sink 1.5 with drainer board and mixer tap, is set below a uPVC double glazed window. The room benefits from ceiling spotlights, shelving, a designer radiator and a glazed uPVC door which allows in additional natural light and leads out to the yard.

First floor landing

The landing is a split-level Landing, commonly associated with properties of this period. There is a skylight, power point and doors to both bedrooms, the bathroom and the loft.



Bedroom one

A large double bedroom, enjoying a spectacular view. The two uPVC double glazed windows boast an elevated view across Whitehaven and the harbour. The windows allow in lots of natural light and there is a radiator centrally placed below.

Bedroom two

A second generously sized bedroom with a cupboard housing the Baxi combi boiler. There is a radiator and a uPVC double glazed window that looks out onto the garden at the rear.

Shower room

A rather eye-catching shower room comprising of a large shower cubicle, with sliding door and both rainfall and handheld showerhead. There is a large vanity unit, with several drawers and cupboards which provides excellent storage, and the wash basin has a mixer tap. There is a pushbutton toilet, ceiling spotlights and an extractor. The walls have attractive tiling and there is a radiator and a uPVC double glazed frosted window.

Loft room

The loft room is accessed via ladders and could be used as a home office. There is under eaves storage cupboards, lighting and a large Velux window from which you can enjoy a view towards the sea.

Exterior

At the front of the property, there is a low maintenance garden with a spacious patio area enjoying a pleasant outlook. The front garden is walled around, with a traditional cast-iron fence associated with properties of this period. Original stone steps lead up to the front door. At the rear, there is a fabulous garden, which is quite the sun trap and enjoys a fabulous view across the Solway Firth and toward Scotland. The garden is securely fenced and hedged around, making it suitable for those with children or pets. At the bottom of the garden, there is a concrete area, which is used to house a garden shed. There is a patio, a well maintained lawn and up to the top of the garden, you will find a fabulous, seating area where you can bathe in the sun and enjoy the view. Along the side of the garden there is a mixed colour gravel path, and there is bedding borders, ideal for plants and flowers.

TENURE

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

COUNCIL TAX BAND A

EPC TBC



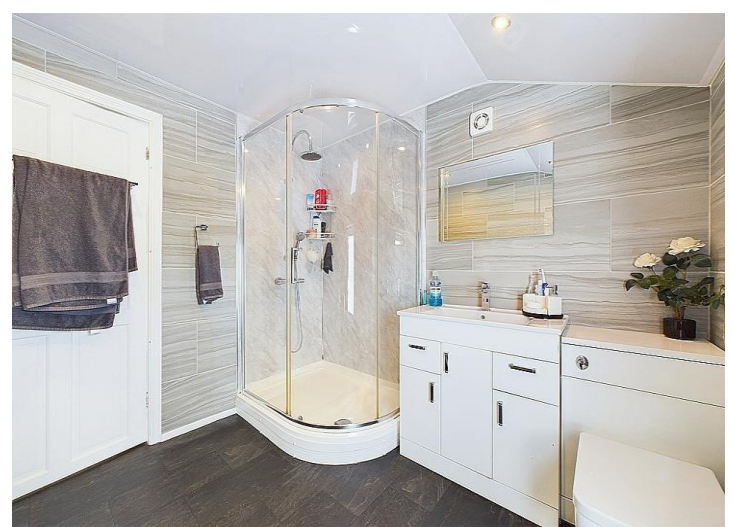
MORTGAGES

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NOTE

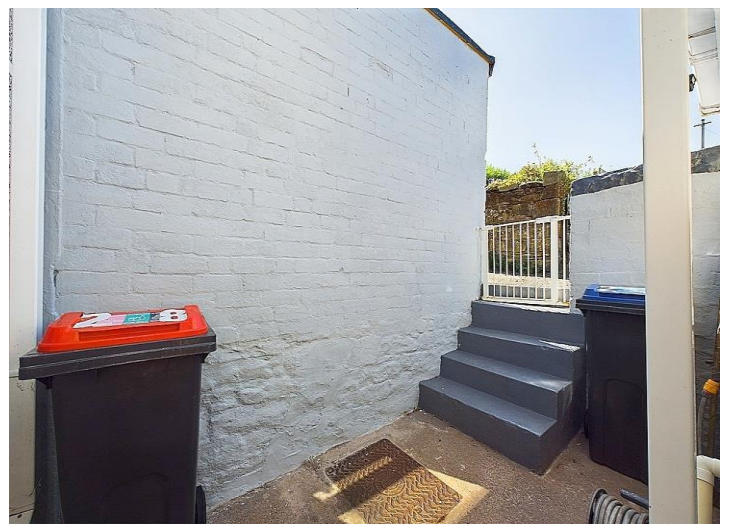
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Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1012.56 ft²

Reduced headroom

7.75 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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