



Offered for sale with no forward chain

Two good size reception rooms

Walking distance to the town centre and local amenities

Contemporary modern bathroom with freestanding bath

Popular residential area

Substantial five bedroom townhouse

Stunning sea views across the Solway Firth and Whitehaven harbour

Versatile accommodation set over three floors

An ideal family home

Large gardens with lawn, decking and summerhouse

Offered for sale with no forward chain, is this substantial, five bedrooomed family home. Whilst in need of a little TLC, the property boasts spacious accommodation, set over three floors and a large garden to the front of the property. The property also features stunning views across the Solway Firth and Whitehaven's picturesque harbour. The property benefits from a new roof approximately five years ago and recent decorations to some of the rooms. Located in a popular residential area of Whitehaven, the property is within easy walking distance of popular local schools and just a 5-10 minute walk and you'll find yourself in the bustling town centre, with its wide range of shops, pubs and café's, as well as lovely walks along the harbour.

On entering the property, you'll find yourself in the entrance hall with beautiful, original mosaic floor and access into two generous reception rooms. The lounge is flooded with light from two uPVC double glazed windows which both boast original shutters, the dining room has double interior doors which lead to a modern high gloss kitchen and useful rear utility. To the first floor, the master bedroom enjoys those beautiful views and features an ornate original fireplace. The light landing space has two windows from which to enjoy the view, each having original panelling and architraves and leads to a second good size double bedroom and a modern family bathroom boasting a four piece suite with freestanding bath. To the second floor there are three further bedrooms and a useful toilet area, whilst the second floor is in need of some work, the versatile space offers plenty of possibilities. Externally, to the rear of the property is a low maintenance enclosed rear yard, over the road from the property, is a large garden with a lawn, playhouse and a raised decked area which enjoys the beautiful views and is a great place to spend the evenings. There is also a summerhouse, shed and gravelled area to the rear, with built-in outdoor oven.

Viewing is essential to appreciate the space on offer, the stunning views and versatility of this lovely traditional home.

ACCOMMODATION

Entrance hall

Entered through a uPVC double glazed door, the entrance hall has a stunning, original mosaic tiled floor and high ceilings with original cornice and corbels. There are stairs to the first floor and access into two reception rooms.

Lounge

The beautifully presented lounge has dual aspect uPVC double glazed windows providing lots of natural light and also boasts original, working shutters to the sides. The room is tastefully decorated and features an ornate fire surround and tiled hearth to the gas fire. There are high ceilings with original cornice and picture rail, TV connections, wood effect flooring and a radiator.

Dining room

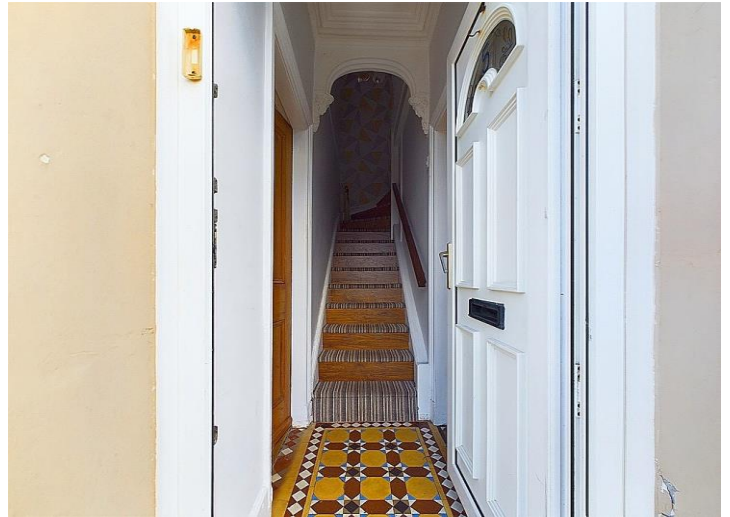
The spacious dining room would also make a great sitting room, this versatile second reception features a gas fire set into a modern suite, with wooden surround and hearth. There are high ceilings, wood effect flooring, a radiator and a uPVC double glazed window with original architraves and working shutters. Double internal doors lead into the kitchen.

Kitchen

The modern kitchen incorporates a range of high-gloss black base units, with contrasting high gloss white wall units and complementary work surfaces and panelled splash backs. There is a built-in electric oven, stainless steel glass hob with stainless steel splash back and an extractor hood above. A 1.5 stainless steel sink and drainer unit with mixer tap, is set below a uPVC double glazed window which overlooks the front of the property. The kitchen benefits from ceiling spotlights, with panelling and tiled flooring.

Utility

A useful rear utility with a range of wall and base units, with contrasting work surfaces and tiled splash backs. There is plumbing for washing machine, space for tumble dryer and fridge freezer, ceiling spotlights and tiled flooring. The uPVC double glazed window looks out to the front of the property and a uPVC double glazed door with frosted glass leads out onto the yard.



First floor landing

The spacious first floor landing boasts two uPVC double glazed windows which flood the space with natural light. The landing has beautiful, original architraves and panelling surrounding them and both enjoy the beautiful harbour and sea views to the front of the property. There is decorative panelling to the walls, high ceilings with original cornice and modern, laminate flooring. Provides access into two bedrooms, the family bathroom and there are stairs to the second floor.

Master bedroom

This spacious, dual aspect double bedroom features a large original cast iron fireplace, with wooden surround, mantle and tiled hearth, two uPVC double glazed windows make this a lovely light space and the window to the front of the property enjoys a spectacular close up harbour view. Both of the windows have lovely, original panelling and architraves and the high ceilings enjoy original cornice and picture rail. The bedroom benefits from wood effect flooring and a radiator.

Bathroom

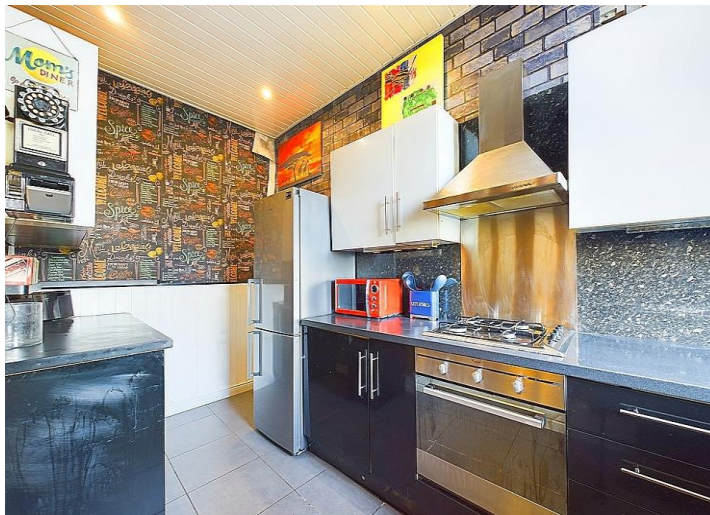
The stylish bathroom features a large, deep filled freestanding bath, with matte black, floor standing mixer tap and handheld shower attachment. There is a separate walk-in shower cubicle, with black mixer shower with both rainfall and jet showerhead attachments, a rectangular hand wash basin with black mixer tap set into a vanity unit with drawer and a toilet. The bathroom benefits from a built-in storage cupboard which houses the combi boiler, modern wall panels, ceiling spotlights and a vertical column style towel heating radiator. The uPVC double glazed window enjoys the beautiful view, with original panelling and architraves surrounding. The bathroom is finished off with monochrome black and white tiled flooring.

Bedroom two

A good size second double bedroom with original picture rail, uPVC double glazed window, a radiator and TV connections.

Second floor landing

The second floor landing has two doors, one leading to the third bedroom and the second door leads to another landing area with wood effect flooring, exposed ceiling beams and fitted shelving. From here there is access to a further two bedrooms.



Bedroom three

A generously proportioned double bedroom with stunning sea views across Whitehaven harbour and the gardens to the front of the property from the dormer uPVC double glazed window. The room benefits from a radiator, exposed ceiling beam and wood effect flooring.

Bedroom four

A double bedroom which enjoys a spectacular sea view across Whitehaven harbour from the uPVC double glazed window. There is a radiator, a useful built-in storage cupboard with internal shelving and exposed ceiling beams.

Bedroom five

A good size fifth bedroom with a skylight window, there is PVC panelling to the walls, a radiator and wood effect flooring. Provides access into an ensuite toilet.

Ensuite toilet

A useful, additional facilities to the second floor. There is a wall mounted electric heater, a pushbutton flush toilet and a pedestal sink with mixer tap. The ensuite features PVC panelling surrounding the sink, exposed ceiling beam and wall mounted light.

TENURE

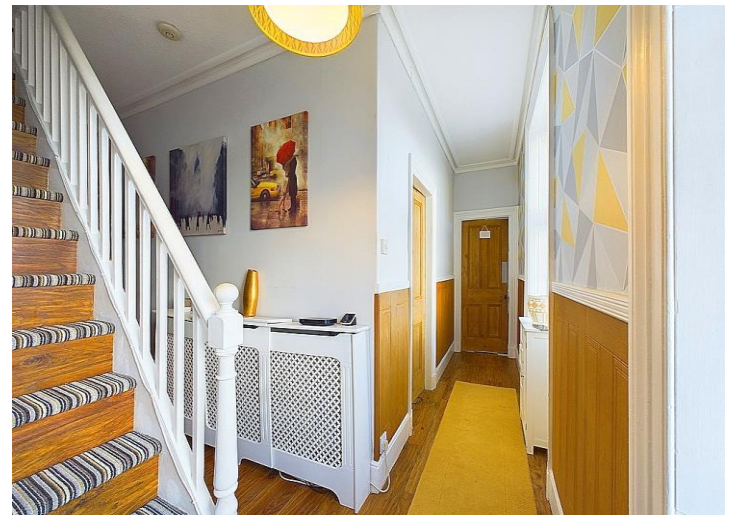
We have been informed by the vendor that the property is freehold.

COUNCIL TAX BAND B

EPC TBC

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.

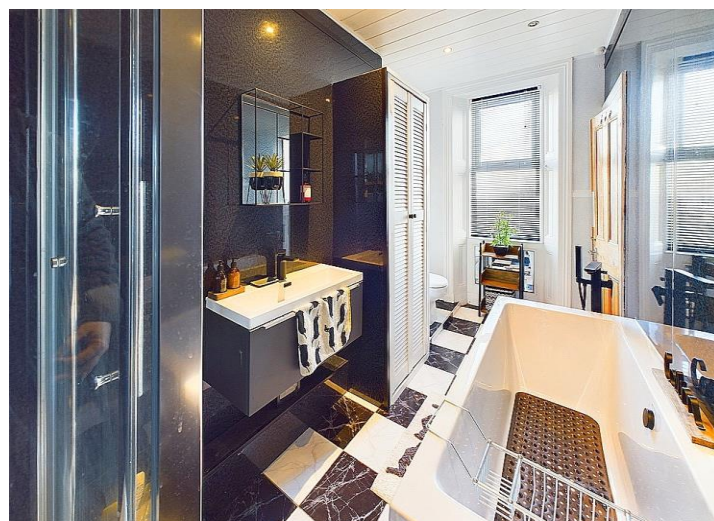
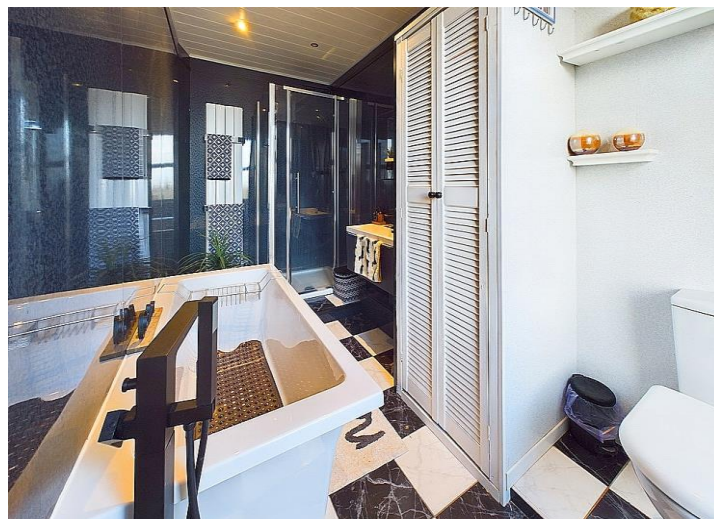


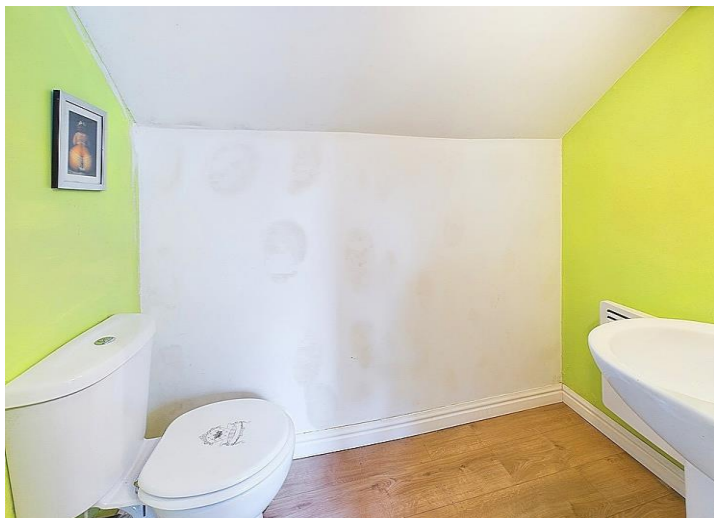
MORTGAGES

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 re-mortgaging 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.







 <p>Ground Floor</p>	 <p>Floor 1</p>	 <p>Approximate total area[®] 1348.28 ft²</p> <p>Reduced headroom 4.35 ft²</p>
 <p>Floor 2</p>		<p>(1) Excluding balconies and terraces</p> <p>Reduced headroom Below 5 ft</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations are based on RICS IPMS 3C standard.</p> <p>GIRAFFE360</p>