



Beautiful period property with charm, character and warmth

Beautiful lounge and separate sitting room

Features four beautifully presented bedrooms

Attractive features including arches, niches and bespoke shutters

Benefits from a garage, just a stones throw away

Stunning high-end kitchen with Quartz worktops and integrated appliances

Dining room with French doors opening up to the conservatory

Stylish four piece bathroom, plus master ensuite

Pleasant, yet low maintenance outside space

A minutes gentle stroll to the town centre

For those who appreciate a period home with character, charm and a homely feel, then look no further. This beautifully presented property has been meticulously maintained by the current owners and enjoys the perfect blend of modern convenience with historic features. The property is located on Wellington Row, a most convenient location. A gentle stroll and you'll find yourself in Whitehaven town centre, where you can enjoy pleasant walks around the picturesque marina and enjoy views toward Scotland. You may want to enjoy a coffee in one of the many café's with friends or family. Numerous schools are also within easy reach, with St James's C of E infant school and junior school being just a short stroll away. Secondary schools, including Whitehaven Academy and St Benedict Catholic high School are easily reached by car in just five minutes.

Step inside this lovely home and you have a choice to go left, or right into the two reception rooms. Turning left you will find yourself in the beautifully presented sitting room, with its eye-catching fireplace, tasteful décor and feature arch that opens up to the dining area. The dining area in turn leads through to a spacious conservatory and also provides access to the kitchen. The stunning kitchen has a range of integrated appliances, Quartz worktops and a range cooker. A feature arch opens up to the lovely lounge. This room feels incredibly snug and boasts a woodburning stove style gas fire. Heading up to the first floor, you will find three spacious bedrooms, two of which feature bespoke shutters. It is also on this floor that you will find the beautifully presented, four piece bathroom suite, with its freestanding clawfoot bath. The second floor has the main bedroom, which benefits from fitted wardrobes, providing plenty of storage and there is a spacious ensuite shower room.

Externally, the property enjoys a pleasant and private outside space with a patio and spacious composite decked area. The garden is surrounded by variety of trees which provide a splash of colour and attract a variety of birdlife. The garden is perfect for those who want ease of maintenance, but like to enjoy the summer outside. There is also a hot tub which can be included in the sale if desired. A stones throw from the property you will also find a garage which provides off-street parking or can be used as storage as desired. Call today to arrange a viewing of this beautiful and rather special home.

ACCOMMODATION

Hallway

The hallway is entered via a stylish composite door with top window allowing in natural light. Doors lead through to the lounge and sitting room, and there are stairs leading up to the first floor landing.

Sitting room

As you step inside this beautiful room you will notice the beautiful décor, charm and character you will find throughout this home. There is a coal effect gas fire, set on a marble hearth with matching marble insert and stylish surround, with matching mirror above. Either side of the chimney breast, there are ornate niches with lighting. The room has ornate coving and a central ceiling rose. A radiator is neatly placed below a uPVC double glazed window that looks out onto the front and a beautiful ornate arch opens up to the dining area.



Dining area

The dining area continues with the tasteful decor found in the lounge. You will notice the central ceiling rose, coving and niches. The room has a radiator and leads to the kitchen, whilst French doors open up to the conservatory.



Conservatory

A fabulous addition to the property, this spacious conservatory feels very private and looks out onto the garden at the rear. There is tile flooring, power points, TV point and a radiator. A fully glazed door leads out to the garden and the conservatory has blinds which can be closed when required.

Kitchen

This stunning, high-end kitchen incorporates a range of stylish wall and base units, topped with a solid Quartz worktop which incorporates a breakfast bar. The kitchen has a range of integrated appliances including a fridge freezer, washing machine, wine cooler and a full-size dishwasher. You will notice the range cooker which is set below a stylish extractor canopy. A Belfast sink with mixer tap and drainer grooves is neatly placed below a uPVC double glazed window which looks out onto the garden at the rear. The kitchen has ceiling spotlights and two pendant ceiling lights carefully placed above the breakfast bar. There is a designer radiator and decorative coving. The kitchen has a fully glazed door which leads out to the rear garden and allows in additional natural light. You will also notice a beautiful, ornate arch which leads through to the lounge.



Lounge

This versatile, second reception room has a woodburning stove-style gas fire, set within a brick surround. As you would expect, the room is beautifully presented with tasteful decor, central ceiling rose and coving. The room has a radiator, under stairs storage cupboard and a uPVC double glazed window which looks out to the front.

First floor landing

The spacious landing provides access to the first three bedrooms and the family bathroom.

Bedroom one

A spacious and beautifully presented double bedroom with a cast-iron fireplace and above, you will find connections for a flat screen wall mounted TV. The room has decorative coving, a radiator and a uPVC double glazed window featuring bespoke shutters.

Bedroom two

A second double bedroom, this one boasts two uPVC double glazed windows enjoying a pleasant outlook and each featuring bespoke shutters. The room has modern flooring and a large radiator provides plenty of warmth.

Bedroom three

This bedroom would make an ideal home office if desired. There is a radiator, decorative coving and a uPVC double glazed window to the front.

Bathroom

The bathroom, like the rest of the property, is in immaculate condition and comprises of a freestanding clawfoot bath, with Victorian style mixer tap and shower attachment. There is a shower cubicle with monsoon showerhead, the control set on a tile surround. There is a designer wash basin with mixer tap, a toilet and part tiled walls. The bathroom features a radiator, decorative coving and an extractor. There is also a uPVC double glazed frosted window which allows in plenty of natural light, whilst maintaining privacy and boasts bespoke shutters.



Master bedroom

This lovely double bedroom boasts built-in wardrobes which provides plenty of storage for clothes and shoes. There are ceiling spotlights, a radiator and exposed beams and vaulted ceiling which create a lovely feature. Plenty of natural light is provided by the skylight which has a blackout blind. A door leads through to the master ensuite.

Master ensuite

This spacious ensuite shower room comprises of a shower cubicle, a toilet, and pedestal hand wash basin. There is a built-in cupboard, part tiled walls and stylish flooring. The room has a radiator and a skylight with blackout blind.

Exterior

The property benefits from a garage located just a stones throw from the property and can be used to provide off-street parking or as storage, depending on your individual needs. At the rear of the property you will find an attractive, yet low maintenance garden area. There is an area of patio which leads onto a spacious composite decked area boasting a glass balustrade looking out onto Whitehaven, and mature trees which surround much of the property providing privacy and colour. The garden has a hot tub which can be included in the sale if desired. The garden feels relatively private and is a wonderful place for entertaining friends and family.

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.





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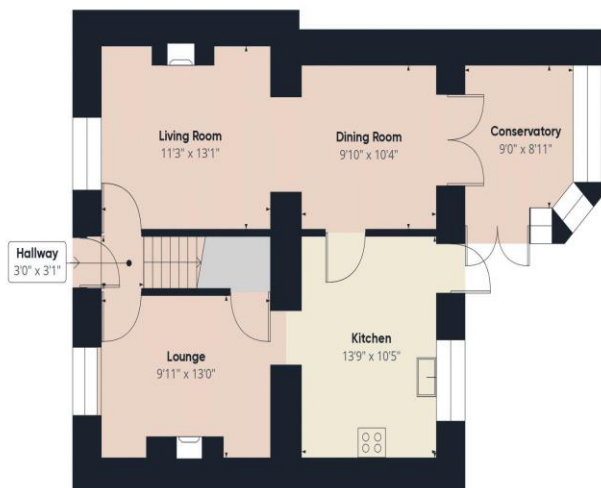






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Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1499.4 ft²

Reduced headroom

69.12 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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