



**Built by the award winning developer Story Homes**

**Features French doors leading out to the garden**

**Three light and airy bedrooms**

**Stylish bathroom plus downstairs WC**

**Low maintenance garden at the rear**

**Popular style with a spacious open plan kitchen & diner**

**Large lounge with neutral décor**

**Master bedroom boasts modern ensuite shower room**

**Block paved driveway for two cars**

**Ideal for couples and families**

Welcome to this charming 3-bedroom semi-detached house, crafted by the esteemed builders at Story Homes. Located in a sought-after neighbourhood, this property is sure to catch your eye with its contemporary design.

Step inside, and you'll be greeted by a popular layout that effortlessly combines the kitchen and dining area into a spacious hub for family gatherings and entertaining. The kitchen is fitted with quality integrated appliances, perfect for whipping up culinary delights. Plus, the French doors open up to reveal a garden just waiting for your personal touch. The large lounge is a serene space with neutral décor, providing a blank canvas for your interior design dreams. Upstairs, you'll find three light and airy bedrooms, each offering a cosy retreat for relaxation. The master bedroom is a standout feature, boasting a modern ensuite shower room for added convenience.

No need to worry about morning rush hours, as this property comes equipped with a stylish main bathroom and a handy downstairs WC. Outside, a block-paved driveway provides parking space for two cars, making coming home a breeze.

The low-maintenance garden at the rear is laid to lawn and fenced around for added privacy, creating a tranquil oasis for al fresco dining or simply soaking up the sunshine. This space is perfect for both couples looking to unwind after a long day and families seeking a safe place for their little ones to play.

With Whitehaven town centre just a 10-minute drive away, you'll have easy access to a range of amenities, shops, and restaurants. And for families, there are plenty of schools in the vicinity, ensuring that education is always within reach. In summary, this property offers a winning combination of style, comfort, and convenience, making it an ideal choice for those looking to settle down in a welcoming community. Don't miss out on this opportunity to make this house your home. Schedule a viewing today and discover the potential that awaits you!



## Selling with First Choice Move

First Choice Move began in 2010 from humble beginnings—from a kitchen table in Egremont. Built on family values, hard work, and a passion for property, we have grown to become the largest estate agency in West Cumbria. As a family-run business, we believe in combining traditional estate agency values with the very latest marketing techniques to ensure every property gets maximum exposure. From high-quality photography, 3D tours, drone photography, videos and professional floorplans to online advertising and social media campaigns, we use a tailored approach to attract the right buyers. Our commitment to excellence has earned us multiple national, industry-recognised awards, a testament to our dedication to delivering outstanding service and results. We are more than just an estate agency—we're a trusted partner for buyers and sellers across West Cumbria, combining innovation with personal service to help you move with confidence.

## Mortgages

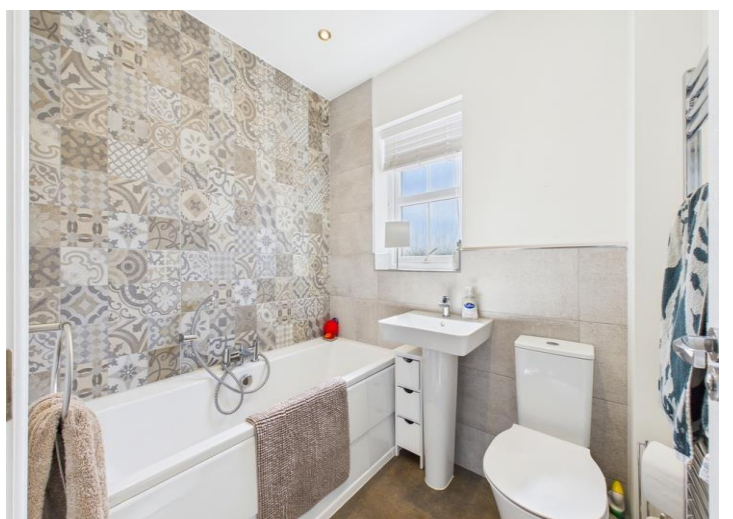
Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including 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.

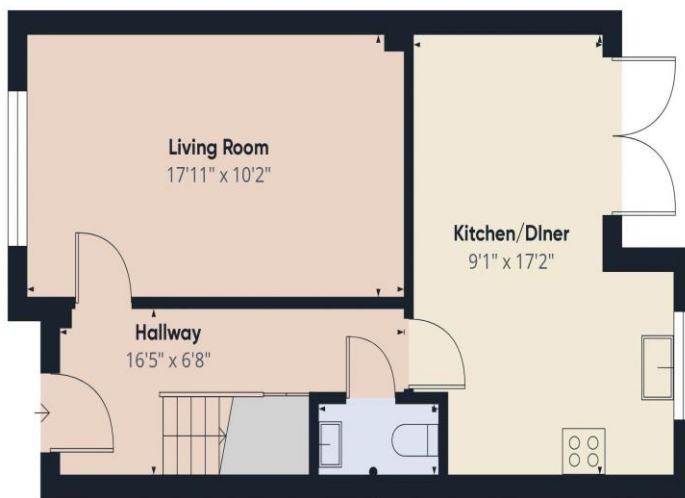
## Note

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.







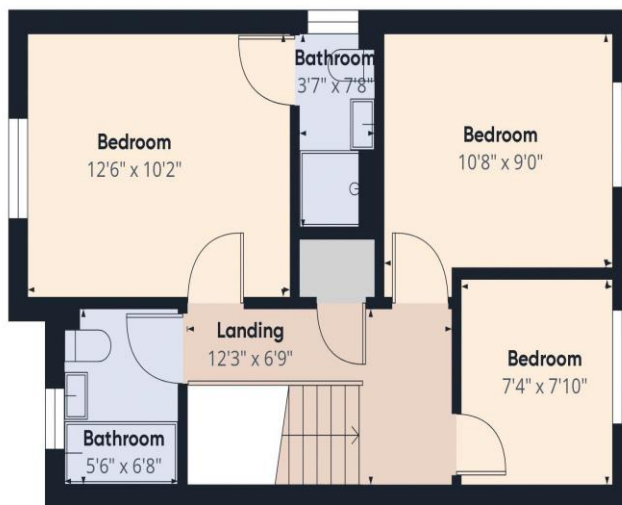


WC  
5'9" x 2'9"

Ground Floor



Approximate total area<sup>(1)</sup>  
892.75 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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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