



Stunning, modern kitchen/diner with integrated appliances

Lovely lounge with attractive fireplace

Eye catching first floor bathroom suite

Large garden to the rear with a large decked area

Walking distance to numerous schools

Perfect for first time buyer and those downsizing

Two spacious double bedrooms

Pleasant, low maintenance garden to the front

Tasteful decor throughout

Boasts a large utility room

Ladies and gentlemen, let me introduce you to this gem of a property located in the sought-after area of Whitehaven. This cosy abode is perfect for first-time buyers looking to step onto the property ladder or for those looking to downsize without compromising on style and comfort.

As you step inside, prepare to be wowed by the stunning modern kitchen/diner, complete with integrated appliances that will make cooking a breeze. The French doors leading from the kitchen out to the garden flood the space with natural light, creating a warm and inviting atmosphere that is perfect for entertaining guests or enjoying a quiet meal with your loved ones.

But that's not all - this property also boasts a spacious utility room that doubles up as fantastic storage space, ensuring that your home remains clutter-free and organised at all times.

The lovely lounge area is a cosy retreat, with an attractive fireplace that adds a touch of charm to the room and creates the perfect setting for relaxing after a long day.

When it comes to the sleeping quarters, you'll find two spacious double bedrooms that offer plenty of space for you to unwind and get a good night's sleep. The eye-catching first-floor bathroom suite is the perfect place to pamper yourself and relax in a luxurious bath after a busy day.

Outside, you'll find a pleasant, low-maintenance garden to the front of the property, while the large garden to the rear is a green paradise waiting to be enjoyed. With a large, decked area, this space is ideal for hosting BBQs, sunbathing, or simply soaking up the sunshine on lazy weekends.

One of the standout features of this property is its location. Situated in the heart of Whitehaven, you'll be within walking distance to numerous schools, including Jericho Primary School, St Benedict's Catholic School, and Whitehaven Academy, making it an ideal choice for families with school-going children.

Currently tenanted, this property offers the option to be purchased with a sitting tenant who is paying £630 per calendar month, providing you with a hassle-free investment opportunity.

In conclusion, this property ticks all the boxes - from its modern kitchen/diner to its spacious bedrooms and low maintenance garden, there's so much to love about this home. Don't miss out on the chance to make it yours and start creating new memories in this wonderful abode. Book your viewing today and start imagining the possibilities!



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

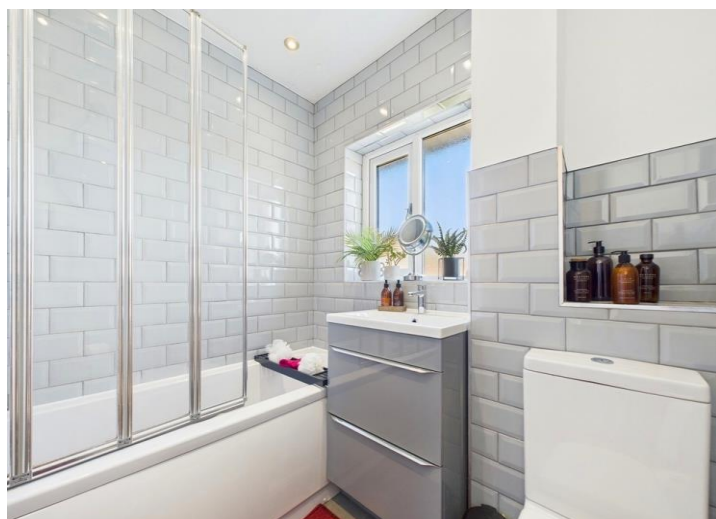
Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including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

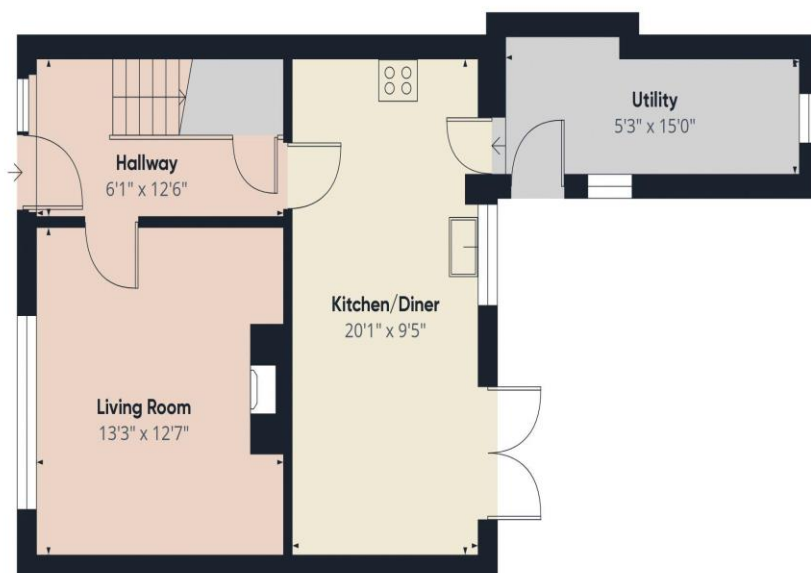
Note

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.

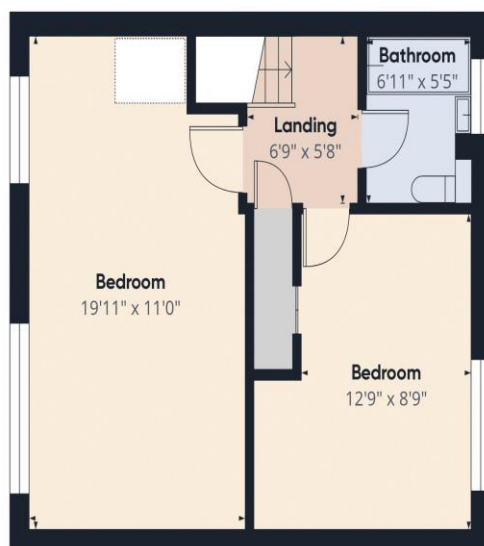








Ground Floor



Floor 1



Approximate total area^m
924.09 ft²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360