



**A beautiful home on a sought after development**

**Spacious lounge with French doors**

**Boasts a master ensuite, stylish bathroom plus WC**

**Features off street parking for two cars**

**Whitehaven town centre just a short drive away**

**Stylish kitchen and diner with integrated appliance and bay window**

**Three tastefully decorated bedrooms**

**Lovely yet low maintenance garden**

**Ideal for first time buyers, couple or families**

**Numerous schools are within easy reach**

Welcome to this fantastic 3-bedroom semi-detached house that is not your average home! Situated in a highly sought after development crafted by an award-winning developer, this property exudes comfort from the moment you step inside. Step into the heart of the home - the stylish kitchen and diner. This space is designed for those who love to cook and entertain, boasting integrated appliances and a bay window that floods the room with natural light. Whether you're whipping up a culinary masterpiece or enjoying a relaxed meal with loved ones, this space is sure to inspire.

The spacious lounge is the perfect spot to unwind after a long day. Imagine cosying up with a good book or watching your favourite movie with French doors that lead out onto the garden, bringing the outside in. Upstairs, you'll find three tastefully decorated bedrooms, each offering a peaceful retreat at the end of the day. The master bedroom comes complete with its own ensuite, providing a touch of luxury to your daily routine. There's also a stylish main bathroom and a convenient downstairs WC, ensuring that every need is catered to.

Step outside into the lovely yet low maintenance garden, where a large patio area awaits for al fresco dining or soaking up the sunshine. The garden is securely fenced around, offering privacy and a safe space for children or pets to play.

Parking will never be an issue with off-street parking for two cars, making coming and going a breeze. Whether you're a first-time buyer, a couple looking to settle down, or a growing family, this property ticks all the boxes. Location-wise, you're just a short drive away from Whitehaven town centre, where a host of amenities, shops, and restaurants are at your fingertips. For families, there are numerous schools within easy reach, making the school run a breeze. In summary, this property is a gem waiting to be discovered. With its impeccable design, convenient location, and thoughtful features, it offers a lifestyle that will make you feel right at home from day one. Don't miss the opportunity to make this house your own and start creating unforgettable memories in a place you'll love to call home.





## **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.

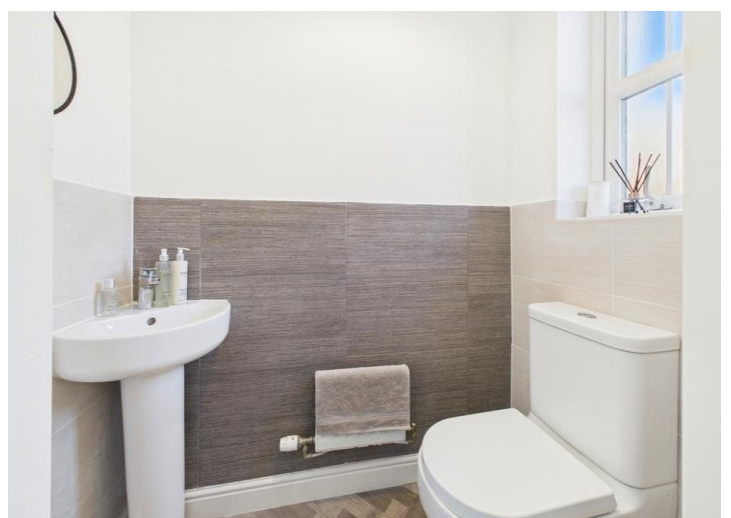
## **Mortgages**

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.

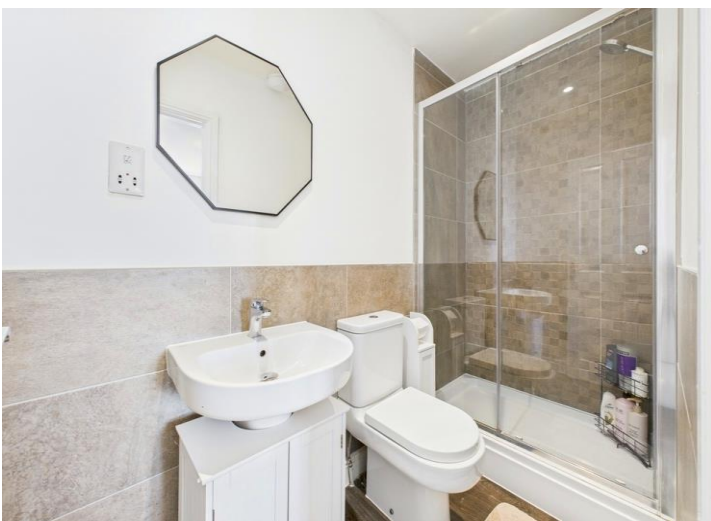
## **Note**

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.







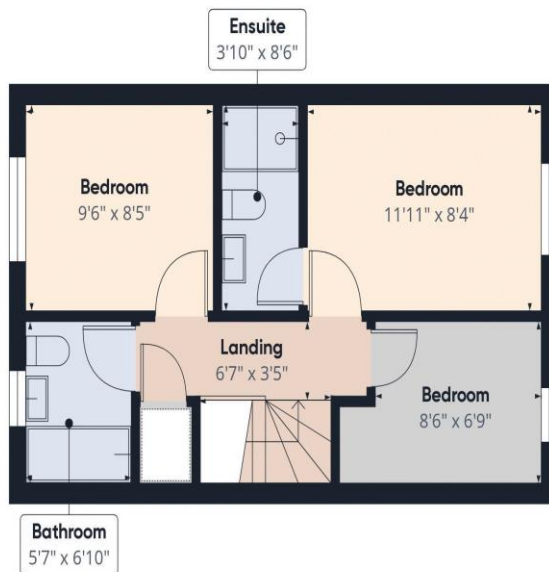








Ground Floor



Floor 1



**Approximate total area<sup>®</sup>**

765.74 ft<sup>2</sup>

**Balconies and terraces**

238.85 ft<sup>2</sup>

(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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