



**A beautiful home boasts a substantial extension**

**Versatile second reception room, sitting room or games room**

**Benefits from a separate utility room**

**Three immaculate bedrooms, two with pleasant views**

**Large family sized garden and spacious driveway**

**Lovely lounge with bay window and views**

**Huge, extended kitchen and diner offering plenty of space and style**

**Modern first floor bathroom suite and downstairs WC**

**Enjoys views across Whitehaven and towards the Cumbria fells**

**Walking distance to Whitehaven town centre**



Situated in a picturesque location with stunning views across Whitehaven and towards the majestic Cumbria fells, this immaculately presented 3-bedroom semi-detached house offers a beautiful home for the discerning buyer. Boasting a substantial ground floor extension, this property exudes style and space, perfect for modern family living.

Upon entering the property, you are greeted by a welcoming hallway that leads to the two reception rooms. The first reception room is a charming lounge with a bay window, providing plenty of natural light and a cosy ambience. The second reception room is a spacious area that could serve as a sitting room, games room, or even a downstairs bedroom, catering to your individual needs and preferences.

The heart of this home lies in the huge, extended kitchen and diner, offering a perfect blend of space and style. The modern kitchen is well-equipped with high-quality fixtures and fittings, providing ample storage and preparation space for cooking enthusiasts. The dining area is spacious and bright, ideal for family meals or entertaining guests.

The ground floor extension has also added a utility room and a convenient ground floor WC, enhancing the practicality and functionality of the property. Upstairs, you will find a modern first-floor bathroom suite and three immaculate bedrooms. The two front bedrooms enjoy elevated views across Whitehaven, and the master bedroom also features a built-in two-door wardrobe, providing plenty of storage space.

Outside, the property features a large family-sized garden with a spacious sandstone patio and a well-maintained lawn. The garden offers a peaceful retreat where you can relax and enjoy the panoramic views of the surrounding area. A large driveway provides plenty of off-street parking for multiple vehicles, adding to the convenience of this property. Located within walking distance to Whitehaven town centre, with its picturesque harbour and a range of amenities, this property offers a desirable lifestyle for its residents. Several schools, including Monkway Junior School, Kells Infant School, and St Mary's Catholic Primary School, are just a few minutes' walk away, making it an ideal choice for families with young children.

In summary, this impressive 3-bedroom home offers a perfect combination of charm, functionality, and style. With its beautiful views, spacious living areas, and convenient location, this property presents a unique opportunity to own a stunning home in a highly sought-after area.



## 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>1)</sup>  
1145.51 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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