Cumbrian
PROPERTIES

9 Albert Square, Whitehaven

Price Region £95,000

EPC-E

Immaculately presented | Town centre location
1 reception room | 3 bedrooms | 1 bathroom
No onward chain | Fantastic starter home

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2/ 9 ALBERT SQUARE, WHITEHAVEN

An immaculately presented three bedroom terraced property tucked away in Whitehaven town centre. The accommodation is set out over three floors and briefly comprises of vestibule, dining lounge, kitchen, three bedrooms and bathroom. Externally the property benefits from an enclosed rear yard with storage. To the front of the property is pedestrianised lane.
This would make a fantastic starter home or investment opportunity and sold with the benefit of no onward chain.

The triple glazed and central heated accommodation with approximate measurements briefly comprises:-

Entrance via UPVC door into vestibule
VESTIBULE UPVC triple glazed window to the front above the door. Door to dining lounge.

DINING LOUNGE (21' max x 14' max) UPVC triple glazed windows to the front and rear elevations. Radiators, wall mounted recessed gas fireplace and staircase to first floor with understairs storage cupboard. Opening through to the kitchen.

DINING LOUNGE

KITCHEN (10'9 max x 7' max) Fitted with a range of wall and base units with complementary worksurfaces, tiled splashback and a stainless steel sink unit with mixer tap. Integrated double oven with gas hob and extractor hood above. Washing machine and tumble dryer. Integrated fridge/freezer, cupboard housing the Worcester combi boiler, UPVC triple glazed window to the side, tiled flooring and composite door with frosted glass to the side leading into the rear yard.

KITCHEN

FIRST FLOOR LANDING UPVC triple glazed frosted window to the rear, stairs to the second floor and doors to bedroom and bathroom.

BEDROOM 1 (14' max x 10' max) Radiator and UPVC triple glazed window to the front.

BATHROOM (10'6 max x 8'8 max) A white three piece suite comprising low level WC, wash hand basin and shower over panelled bath. Tiled splashbacks, storage cupboard, radiator, laminate flooring, spotlights and UPVC triple glazed frosted window to the rear.

BEDROOM 1

BATHROOM

SECOND FLOOR LANDING UPVC triple glazed frosted window to the rear, loft access and doors to bedrooms.

BEDROOM 2 (14'4 max x 10' max) Radiator and UPVC triple glazed window to the front.

BEDROOM 3 (10'8 max x 9' max) Radiator and UPVC triple glazed window to the rear.

BEDROOM 2

BEDROOM 3

OUTSIDE To the rear of the property is an enclosed yard with storage. To the front of the property is a pedestrianised lane.

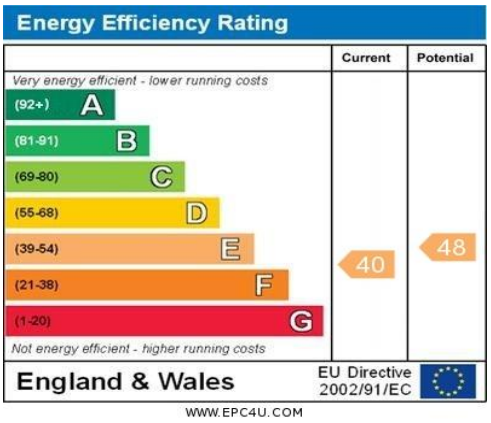
4/ 9 ALBERT SQUARE, WHITEHAVEN

REAR YARD

FRONT EXTERNAL

COUNCIL TAX BAND We are informed the property is in tax band A

TENURE We are informed the tenure is Freehold

SERVICES Mains water, gas and electricity are connected

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