



**For sale with no forward chain, ready to move into**

**Spacious open plan lounge and diner**

**Boasts two sets of French doors to the garden**

**Set within a quiet residential area**

**10 minutes to Whitehaven, Workington and  
Cockermouth**

**In excellent condition throughout, with tasteful  
décor.**

**Stylish kitchen/breakfast room, with plenty of  
storage**

**Pleasant, private, sun trap garden**

**No stairs, ideal for those with mobility issues**

**Offers excellent value for money**

Bungalows are certainly in short supply today, and the ones around this price range are almost non-existent. We certainly expect interest to be high as this bungalow has plenty to offer. Located in a quiet residential area, the property is just a 10-minute drive to the nearby towns of Whitehaven, Workington, and Cockermouth, and is also located on the edge of the Lake District with Keswick being only a 30-minute drive away. The property is tastefully decorated throughout and in excellent condition, you can simply move in and unpack. An added bonus is that the property is also sold with no forward chain. Step inside and you will find yourself in the hallway, which has a large two-door cupboard. The lounge enjoys plenty of space and can be used as a lounge diner, boasts French doors leading out to the garden. The kitchen features not only plenty of style, but plenty of storage, and has a second set of French doors, leading out to the patio area of the garden. Both bedrooms are tastefully decorated, and the main bedroom is certainly of a generous size. By the bedrooms you will also find the well-maintained bathroom. A lovely feature of the property is the rear garden, it enjoys the sun throughout much of the day and is private. The garden benefits from a large patio area, which is perfect for garden furniture and for sitting and relaxing. To view this lovely home, and the excellent value for money it offers, please get in touch with the office to arrange a viewing.

## ACCOMMODATION

### Hallway

The hallway is accessed via a uPVC door with a large, frosted glass panel. The hallway features a large two-door storage cupboard, and doors lead through to the open plan lounge/diner and the kitchen/breakfast room.

### Lounge/diner

The spacious room has lots of natural light with a uPVC double glazed window, to the front and French doors, that lead out to the patio area of the rear garden. There is ample space for living room and dining room furniture. The room, which is tastefully decorated, has a coal effect fire with a modern hearth, and surround. The room has decorative coving, two sets of ceiling lights and plenty of warmth is provided by two radiators.



### Kitchen/breakfast room

This rather eye-catching and stylish kitchen incorporates a range of grey wall and base units, with a complementary worktop, and tile splash backs. There is a built-in electric oven, with a separate hob and stainless steel/glass extractor canopy above. A stainless-steel sink, with drainer board and mixer tap, set below a uPVC double glazed window, that looks out to the front. In addition to the kitchen units there are also two large cupboards, providing fantastic storage. The kitchen has tile flooring, a radiator, and a set of French doors allowing additional light, and lead out to the garden.



### Inner hallway

Accessed from the lounge, the inner hallway provides access to both bedrooms, and the bathroom.

### Bedroom one

A spacious double bedroom, which enjoys an outlook onto the garden at the rear. The room has tasteful décor, and there is a radiator in place.

### Bedroom two

The second bedroom could be used as a home office if desired. There is a radiator, and a uPVC double glazed window to the front.

### Bathroom

A well-maintained bathroom, comprising of a bath with glass screen, and shower above. There is a toilet and pedestal hand wash basin. Bathroom also benefits from a radiator, extractor, and a uPVC double glazed frosted window.



## Exterior

At the front of the property there is a path leading up to the front door, and along the right-hand side there is access to the garden. The rear garden feels very private and has a large mixed-coloured midsized patio area, which is a lovely place to sit, relax and enjoy the sunshine that the garden receives throughout much of the day. Beyond the patio there is an area of lawn, with a variety of shrubs. The garden is also securely fenced around, making it an excellent choice for those with grandchildren or perhaps pets.

## TENURE

We have been informed by the vendor the property is freehold

## COUNCIL TAX BAND A

## EPC D

## LOW FEES, LOCAL EXPERTISE

We are pleased to offer a family run, independent estate agent service in Cumbria, offering property sale services without the premium charges of high street estate agents. We have a range of low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown rapidly, largely due to recommendations and referrals from our many happy customers. Not only could we save you a fortune, but our customers also love our extended open hours, 7PM during the week and 5PM on Saturdays. We offer free valuations, provide great photography and a friendly team which is there to support and guide you from the initial marketing to completion of the sale of your property.



## MORTGAGES

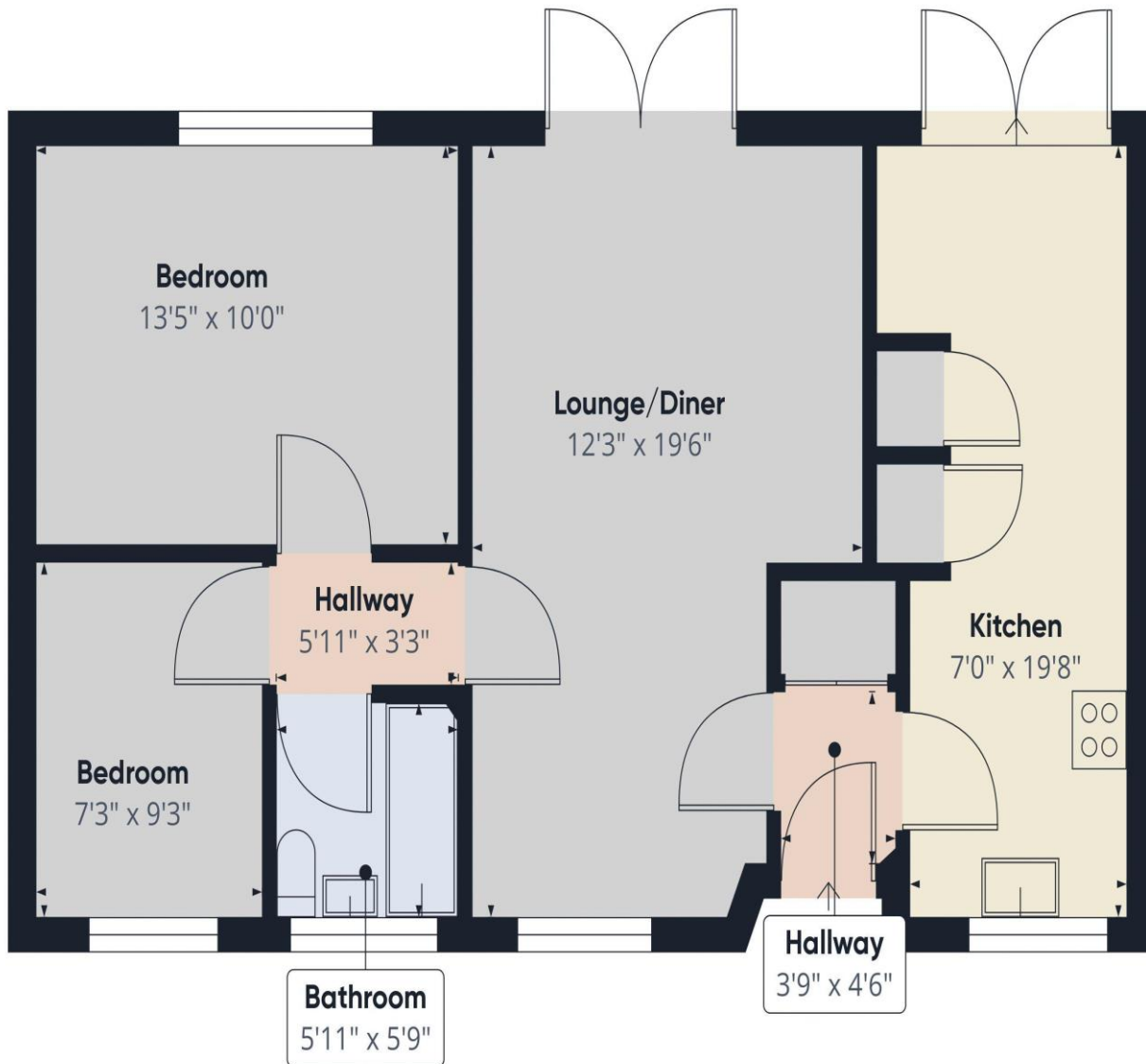
Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including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







Approximate total area<sup>m</sup>  
655.3 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.

GIRAFFE360