



Offered for sale with no forward chain

Walking distance to local amenities

Ideal for first-time buyers

Two good size double bedrooms

Set in a quiet village location

Easy access to the Western lakes and fells

Great buy to let opportunity

Traditional terraced property

Offered for sale with no forward chain is this two-bedroom, traditional terraced property. The property is located in the popular village of Frizington and would be an ideal purchase for a first-time buyer, couples, or perhaps as a buy to let investment, or a second home close to the Cumbrian fells. The property is in walking distance of the local convenience store, and Frizington Community Primary School. The village is just a short drive away from the quieter and less commercialised Western lakes and surrounding fells. The picturesque Cumbrian coastline can be reached within a 15-minute car journey. The harbour town of Whitehaven, with a wide range of amenities, can also be reached in a short car journey. The accommodation briefly comprises spacious lounge diner with a modern pebble effect fire. The good sized kitchen, leads to a large rear hall, and in turn the family bathroom with three piece suite. To the first floor there are two generous double bedrooms, with the master benefitting from built in storage. Externally, the property benefits from a low maintenance rear yard with gated access.

ACCOMMODATION

Lounge

Entered through a uPVC double glazed door with frosted glass panels, the lounge is a good size with ample space to create a dining area, the chimney breast features a modern electric fire with stone effect surround and hearth. A useful built-in cabinet houses the gas meter, and there are connections for the TV above, which would provide a built-in stand. A uPVC double glazed window, which overlooks the front of the property with a radiator below, and access into the kitchen.



Kitchen

The kitchen has a range of wood effect wall and base units, with contrasting work surfaces and tiled splash backs, a built-in electric oven, with black glass gas hob, set into the worktop. A stainless steel sink and drainer unit, with plumbing for washing machine below a uPVC double glazed window, which overlooks the rear of the property. A radiator, tile effect vinyl flooring, and access into the rear hall.

Rear hall

The spacious rear hall has electric points, making it ideal for a fridge freezer, with a radiator, a uPVC double glazed door with frosted glass, leading out onto the rear of the property, and into the bathroom. With access to the first floor via the stairs.



Bathroom

Conveniently located on the ground floor, the bathroom briefly comprises bath, with mixer tap with a wall mounted shower attachment, and tiled surround. A toilet, and pedestal sink, with vinyl flooring, a uPVC double glazed window with frosted glass and a radiator, with wall mounted electric fan heater.

First-floor landing

The first floor landing provides access into two bedrooms.

Master bedroom

Located at the front of the property the generously light and spacious master bedroom, has a uPVC double glazed window which overlooks the front of the property, with a radiator below, and a TV aerial point.

Bedroom two

A second well proportioned light and airy double bedroom, with a uPVC double glazed window which enjoys a lovely view to the rear of the property, with a radiator below, and built in storage cupboard, which houses the combi boiler.



Externally

to the rear of the property is a low maintenance rear yard, with gated access.

TENURE

We have been informed by the vendor the property is freehold

COUNCIL TAX BAND A

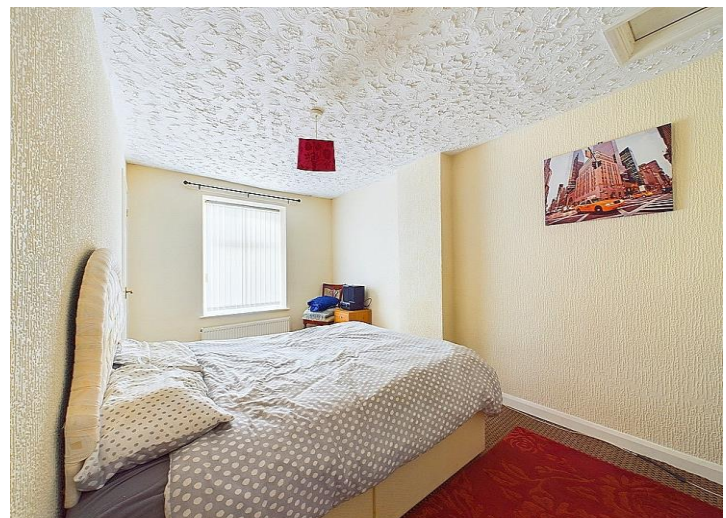
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LOW FEES, LOCAL EXPERTISE

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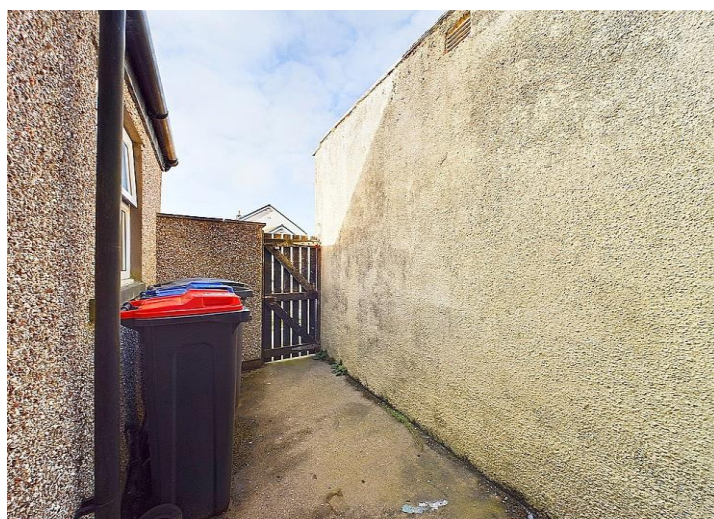
MORTGAGES

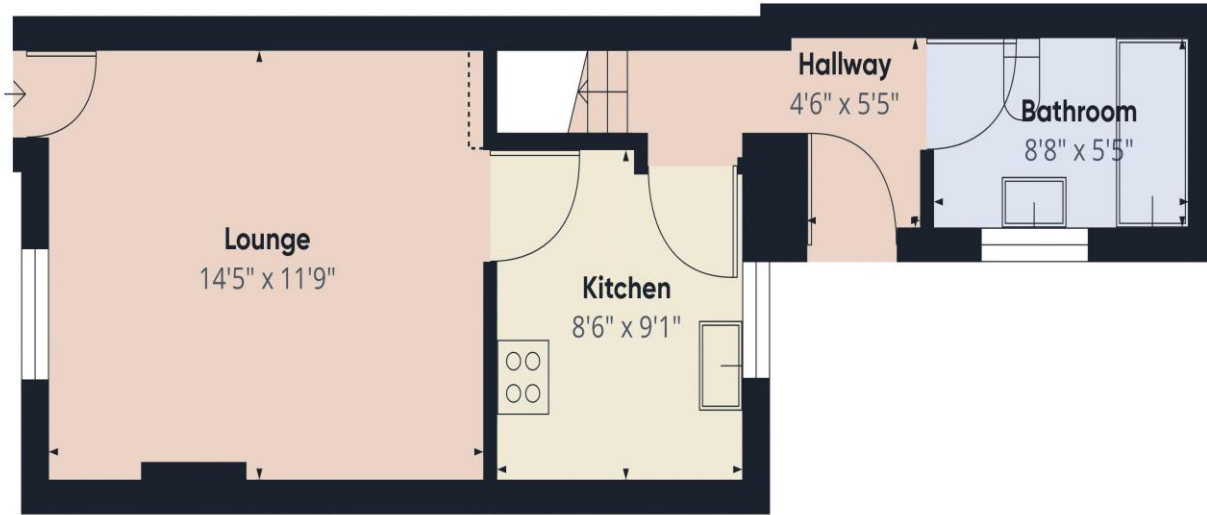
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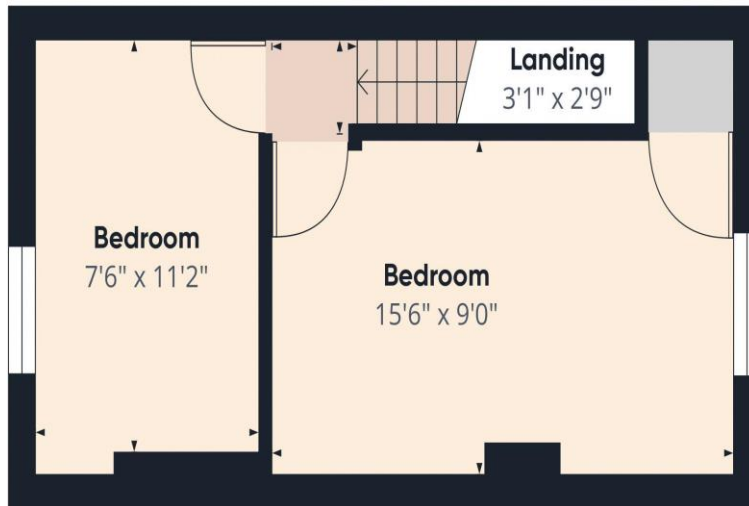
NOTE

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⁽¹⁾

596.01 ft²

Reduced headroom

1.24 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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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