



Offered for sale with no forward chain

Three good size bedrooms

Spacious open plan lounge diner

Walking distance to the local school and convenience store

Ideal for first time buyers, couples and families

Spacious well presented semi detached home

Large rear garden backing onto the park

Stylish modern kitchen and bathroom

Village location with easy access to neighbouring towns

Easy access to the A959 and A66

Step into this well-presented semi-detached home that is perfect for first time buyers, couples, and families alike. Boasting three good-sized bedrooms with neutral modern decor, this property is both stylish and comfortable. The recently fitted modern kitchen is a standout feature with its navy units, offering a sleek and contemporary space for culinary delights. Situated in a quiet village location within walking distance to Distington primary school, this home is perfect for those seeking a peaceful setting with convenience at its doorstep.

The large rear garden is a true gem, backing onto the local park and offering ample space for outdoor activities and potential future extensions. The spacious dual-aspect lounge diner is flooded with natural light and features a charming fireplace, creating a cosy ambience for relaxing or entertaining guests. With a stylish first-floor shower room, this home has been recently renovated and is ready for you to move in and make it your own. Conveniently located between Workington and Whitehaven, with easy access to both towns and just a short drive to the A595 and A66, this property offers the perfect blend of village life and accessibility.

Whether you're enjoying a quiet evening in the peaceful your large garden or exploring the nearby parks and local amenities and walks, this property offers a wonderful balance of indoor comfort and outdoor space. Don't miss out on the opportunity to make this modern and welcoming home yours.



ACCOMMODATION

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

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NOTE

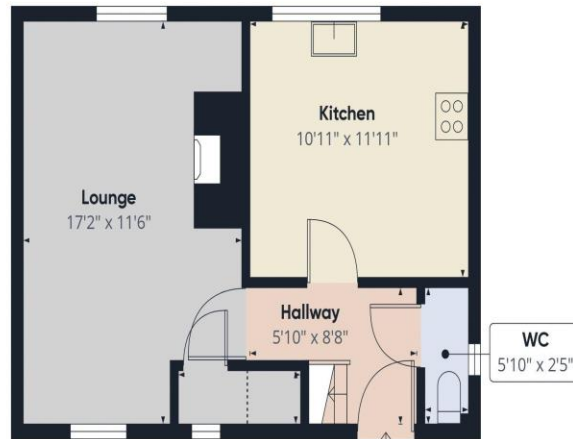
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify 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.



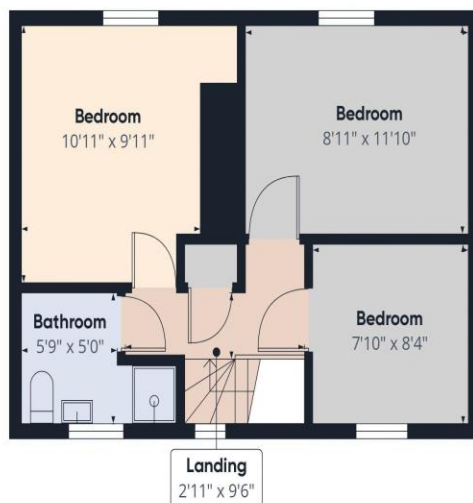


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Ground Floor



Floor 1



Approximate total area⁽¹⁾
746.16 ft²

Reduced headroom
6.54 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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