



Offered for sale with no forward chain

Popular village location

Local amenities within walking distance

Contemporary modern kitchen and bathroom

Useful WC to the master bedroom

Ideal second home, buy to let or first-time buyer purchase

Easy access to larger neighbouring towns

Spacious open plan ground floor

Two generous double bedrooms

Traditional terraced home

Offered for sale with no forward chain is this traditional two-bedroom terraced home. Located in the popular village of Distington, the property would be ideal for first-time buyer, couples or perhaps as it's currently used, as an air B&B or second home. The village is a superb location, located between the larger towns of Whitehaven and Workington, with a regular bus service to both. There is a convenience store which is within easy walking distance and on the outskirts is a useful, petrol station and garage, with a well-known coffee chain outlet. The village also has its own doctor's surgery, post office and local school. The accommodation is set over two floors and comprises of an open plan living space, which incorporates a contemporary, modern kitchen, with ample space for seating and dining space. To the rear of the ground floor is a stylish, modern shower room with large vanity unit. To the first floor, there are two generously proportioned and well presented double bedrooms, with the main bedroom to the rear of the property boasting a useful WC. Externally, to the rear of the property is a low maintenance rear yard with steps up to an artificial grassed area. Viewing is essential to appreciate the accommodation on offer.

ACCOMMODATION

Open plan living space

Entered through a uPVC double glazed door, the ground floor has been opened up to create a spacious, well presented open plan kitchen diner and living space with modern décor and tiled flooring. The kitchen area has a range of contemporary, modern wall and base units, with contrasting work surfaces and tiled splash backs. There is a ceramic sink and drainer unit with matte black mixer tap with plumbing for a washing machine below and space for a freestanding double electric oven, with a modern angled extractor hood with black glass and stainless steel above. The whole space has plenty of warmth with two designer column radiators located at either end of the room. The living space boasts ceiling spotlights and there is a uPVC double glazed window looking out over the front of the property and there are open stairs to the first floor. To the rear is a uPVC double glazed door with frosted glass which leads out onto the rear garden and there is access into the shower room.



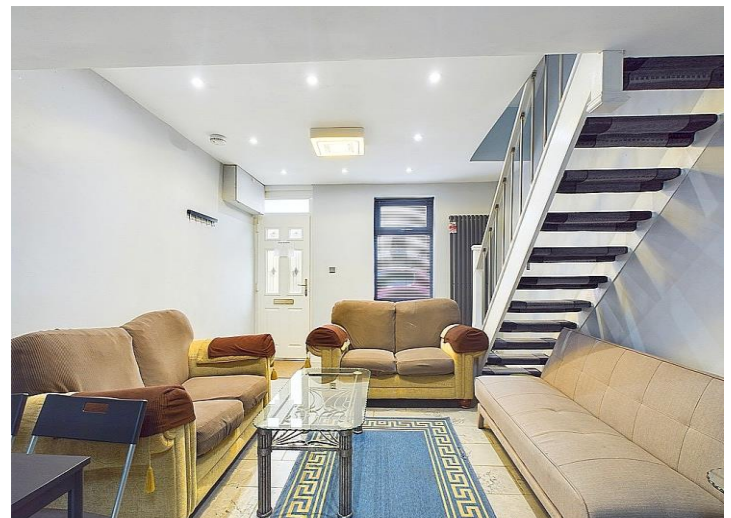
Shower room

The stylish modern shower room incorporates a walk-in shower cubicle with tiled surround and mixer shower, with both rainfall and jet showerhead attachments. There is a modern, high-gloss vanity unit with built-in concealed cistern toilet with mounted flush and a hand wash basin with water from tap, with a stylish, LED lit mirror above. The bathroom features fully tiled walls and flooring, a chrome towel heating radiator and a uPVC double glazed window.



First-floor landing

The landing provides access to both bedrooms and the loft.



Bedroom one

This generously proportioned double bedroom has tasteful, modern décor complemented by the grey oak effect laminate flooring. There is an anthracite column radiator and a uPVC double glazed frosted glass window. Provides access to a useful WC.

WC

Here you will find a pedestal sink with waterfall mixer tap, a pushbutton flush toilet and a uPVC frosted glass window. The WC has fully tiled walls, tiled flooring and the WC houses the water tank and pipework.

Bedroom two

A second generously proportioned light and spacious double bedroom, with a useful built-in storage cupboard in the over stairs space. There is neutral, modern décor with grey oak effect laminate flooring, a uPVC double glazed window which overlooks the front of the property and a column style anthracite radiator.

Externally

To the rear of the property there is a low maintenance rear yard with steps up to an artificial grass area which is fenced around and there is rear access to the road.

TENURE

We have been informed by the vendor that the property is freehold.

COUNCIL TAX BAND A

EPC TBC



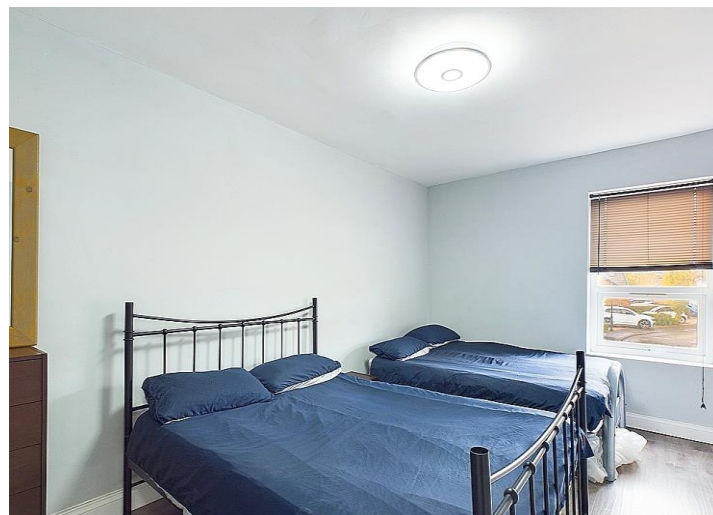
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MORTGAGES

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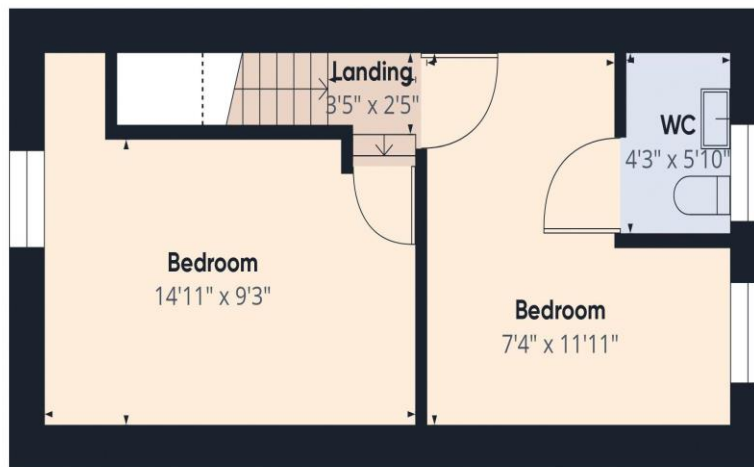
NOTE

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 areaTM
616.88 ft²

Reduced headroom
20.98 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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