



Offered for sale with no forward chain

Contemporary modern kitchen with integrated appliances

Two well presented double bedrooms

Easy access to the western lake district and Cumbrian fells

Rear yard and leased garden, with lease paid for the year

Well-presented throughout with neutral décor

Modern ground floor shower room

Lovely semi-rural village location

Just a short drive to neighbouring towns

Ideal for first time buyers or perhaps a holiday home

Nestled in a quiet village close to the Western Lakes, this delightful property offers a perfect blend of tranquillity and convenience. With no forward chain, this charming home is ideal for first-time buyers, downsizers, investors, or those seeking a peaceful holiday retreat. You'll be just a short distance away from the surrounding fells and the mesmerising Cumbrian coastline, offering a slice of paradise at your doorstep. Imagine waking up to the fresh country air and picturesque views every day!

Step inside to find a light and airy lounge that seamlessly flows into the contemporary kitchen, complete with integrated appliances and a cosy dining space tucked neatly under the stairs. The ground floor boasts a convenient modern shower room and a rear hall with plumbing for a washing machine. Upstairs, two well presented double bedrooms await, with modern neutral decor and offering lovely outlooks, promising restful nights and lazy mornings.

Outside, a rear yard leads to a leased rear garden, where your green thumb can flourish, with the lease pre-paid for the upcoming year, offering the perfect space for relaxing or entertaining under the open skies.

Just a short drive away from towns like Whitehaven, Egremont, and Cockermouth, you'll have all the amenities you need within easy reach. Whether you're starting a new chapter, seeking a serene escape, or investing in a bright future, this property ticks all the boxes. Don't miss this chance to make this charming home your own.



TENURE

We have been informed by the vendor the property is freehold

COUNCIL TAX BAND A

EPC

LOW FEES, LOCAL EXPERTISE

First Choice Move is an award winning, family run, independent estate agent service in Cumbria. We pride ourselves in offering value for money whilst providing the very highest level of service. To make sure your property stands out from the crowd we use the latest technology and marketing techniques. We can produce drone footage, 3D tours, and beautiful, professionally edited photography. We are a small, dedicated team, locally based at Lillyhall and every property has a member of the team there to help you from start to finish. We are well known for our 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 clients. Not only could we save you a fortune, but our clients also love our extended open hours, 7PM during the week and 5PM on Saturdays.

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.





