



**Offered for sale with no forward chain**

**Offers good value and low-cost to maintain**

**Good sized kitchen/diner with French doors**

**Tastefully and neutrally decorated throughout**

**Nearby towns of Maryport and Workington are just five minutes away by car**

**Ideal for first-time buyers or perhaps someone looking to downsize**

**Spacious lounge with eye catching fire place**

**Master bedroom boasts ensuite shower room**

**Garden and parking for two cars**

**The picturesque Cumbrian coastline is within easy walking distance**

Nestled in the pleasant village of Flimby, this 3-bedroom terraced house is presented to the market with the added benefit of no forward chain, making it an attractive prospect for first-time buyers or those looking to downsize. Boasting a tasteful neutral decor throughout, the property is a low-maintenance residence that offers both good value and convenience.

Upon entering, you are welcomed by a hallway leading to a convenient downstairs WC and a generously sized lounge, complete with an elegant marble fireplace. The kitchen features modern white units, ample work surface, dining space, and French doors leading to the rear garden. The first floor comprises three bedrooms, all flooded with natural light and neutrally decorated. The master bedroom benefits from an ensuite shower room and views towards the countryside. The bathroom is well-maintained and completes the living accommodation in style.

Outside, the property offers two parking spaces at the front, providing off-street parking for two vehicles, as well as a low-maintenance garden to the rear. Fenced for privacy, the rear garden features a lawned area and spacious decked space, ideal for outdoor relaxation or entertaining guests. Situated just minutes away by car from the towns of Maryport and Workington, and within walking distance of the picturesque Cumbrian coastline, this property presents a wonderful opportunity to enjoy a peaceful village lifestyle with easy access to local amenities and natural beauty.



## ACCOMMODATION

### TENURE

We have been informed by the vendor the property is freehold

### COUNCIL TAX BAND B

### EPC TBC

### 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.

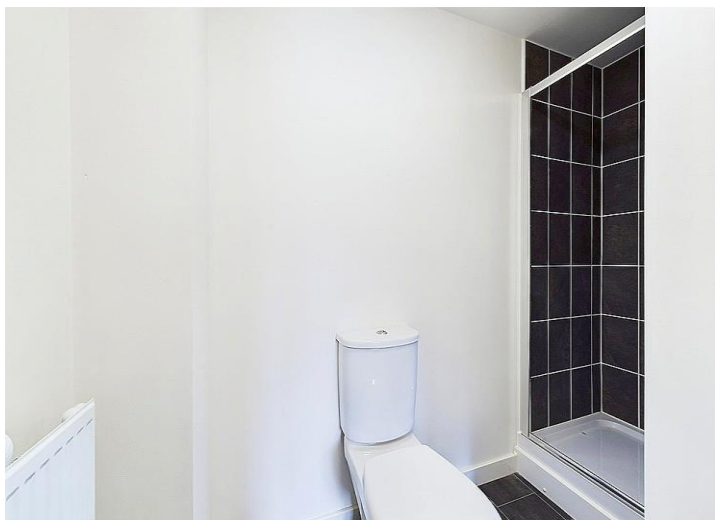
### MORTGAGES

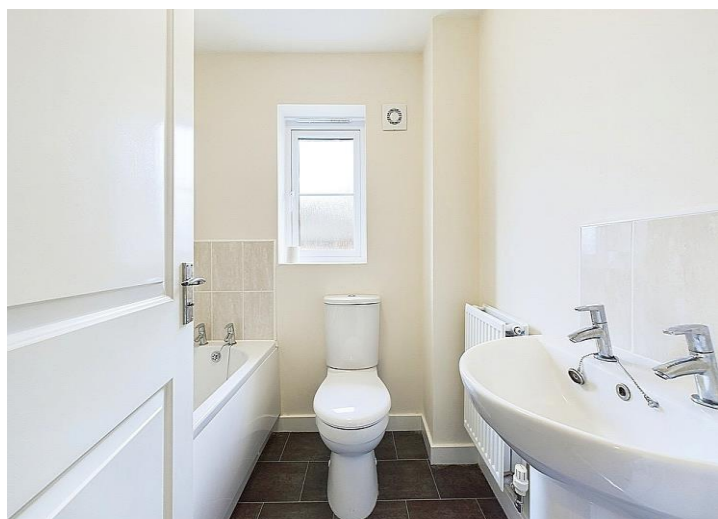
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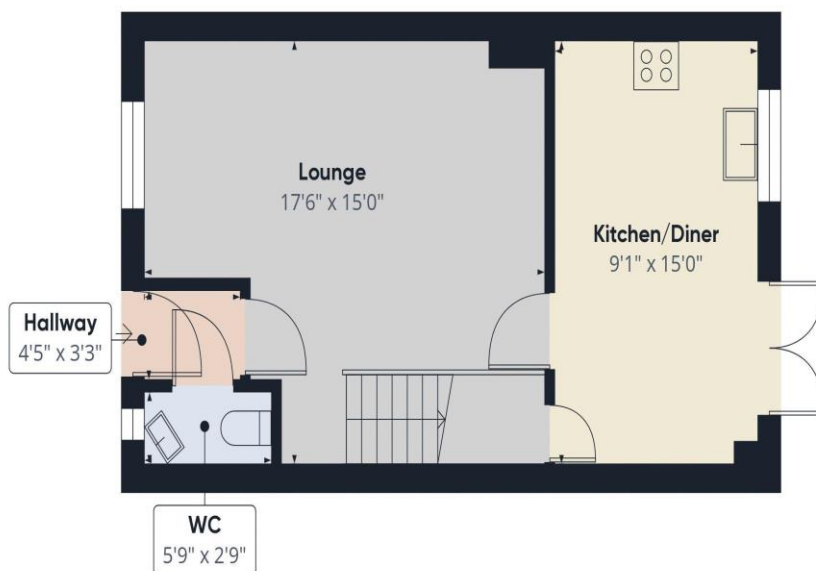
### NOTE

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.

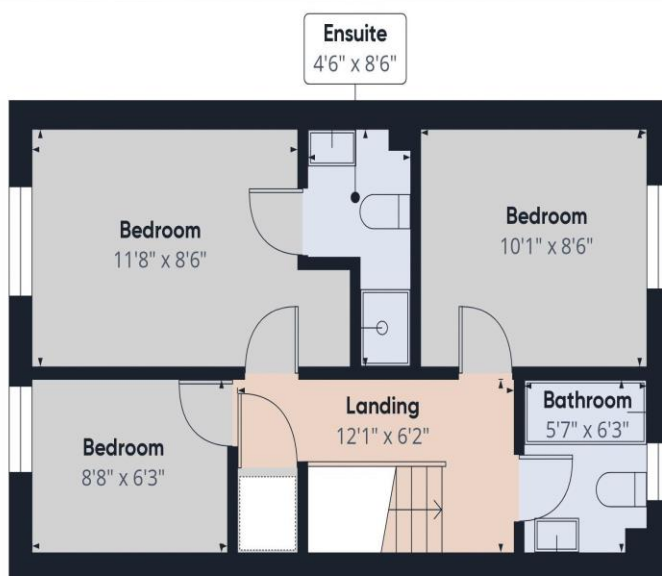








Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
760.91 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 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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