



**Well presented detached two-bedroom bungalow**

**Driveway, and detached garage**

**Two generous double bedrooms**

**Good transport links to Keswick, and the neighbouring town of Workington**

**Quiet cul-de-sac, and corner plot**

**Ideal home for anyone who needs one level living**

**Lovely light and spacious lounge**

**Popular market town, on the fringe of the Lake District National Park**

Offered for sale with no forward chain is this lovely, detached bungalow, nestled in the end of a quiet cul-de-sac in a popular residential area. This is an ideal property for anyone looking to downsize, or perhaps a first-time buyer looking for one level living. The popular market town of Cockermouth, which lies on the fringe of the Lake District National Park, has long been a popular place to live.

This beautiful historic town has plenty of amenities which are all within easy reach. There are frequent buses and transport links to Keswick, and easy access to neighbouring towns of Workington. Located in the corner, the property enjoys a lovely private feel and enjoys a good size plot with low maintenance front and rear gardens. On entering the property, the front porch leads to a good size hallway, which is benefits from new flooring and fresh paint. From the hallway there is access to a bright and spacious lounge, with feature fireplace, a good size kitchen, with built-in breakfast bar, and two well presented generously proportioned double bedrooms. The front bedroom benefits from a fantastic range of fitted wardrobes. The bathroom is conveniently located in the centre of the property, and at the rear there is a lovely conservatory that looks out over the rear garden, which is accessed from the kitchen.

Externally the property boasts a driveway, garage, and a lovely low maintenance gravelled style garden. Viewing is essential to appreciate this lovely home.

## ACCOMMODATION

### Entrance porch

Entered through a uPVC double glazed door, the porch has two uPVC panels with double glazed windows, and stone effect tiled flooring, housing the meters, with a wooden glazed internal door, leading into the entrance hall.

### Entrance hall

With neutral décor, complemented by the wood effect flooring, decorative coving to the ceiling, and a radiator. The hallway provides access into the bedrooms, bathroom, kitchen, and lounge.

### Lounge

A bright and spacious dual aspect lounge diner, with neutral décor, complemented by the wood effect flooring. A feature gas fire set into the chimney breast, with stone effect hearth, wooden surround and mantle, decorative coving to the ceiling, and benefitting from decorative wall lights. A uPVC double glazed window, which overlooks the front of the property with a radiator below, and a uPVC double glazed frosted glass window to the rear.

### Kitchen

A good size kitchen with a range of white wall and base units, with contrasting work surfaces and colourful tiled splash backs. Stainless steel sink and drainer unit, with plumbing for washing machine, and space for freestanding oven, benefits from a built-in breakfast bar area, with a uPVC double glazed window, which overlooks the rear of the property. There is decorative coving to the ceiling, tiled flooring, a modern industrial style ceiling light, a radiator, and a uPVC double glazed door with frosted glass, leading out into the conservatory.

### Conservatory

A lovely addition to the property the conservatory has wraparound uPVC double glazed windows, which look out over the rear garden, with a uPVC double glazed door, providing access, with tiled flooring.

### Bedroom one

The first of two generously proportioned well presented double bedrooms, this lovely space has modern neutral décor, which incorporates a fantastic range of modern fitted wardrobes, with wood effect laminate flooring, decorative coving to the ceiling. A uPVC double glazed window, which overlooks the front of the property, and a radiator.



## Bedroom two

A second well proportioned, well presented double bedroom, with neutral white décor, complementing the wood effect flooring. A uPVC double glazed window, overlooking the rear garden, with a radiator below, and decorative coving to the ceiling.

## Bathroom

The bathroom has a suite which briefly comprises of bath with mixer tap, with handheld shower attachment, electric shower above, and glass shower screen, a pedestal sink, and toilet with fully tiled walls, with tiled flooring. A wall mounted mirrored cabinet, extractor fan to the ceiling, a uPVC double glazed window with frosted glass, and a radiator.

## Externally

To the front of the property is a driveway, which leads to the detached garage, offering excellent storage, the low maintenance front garden has colourful gravelled areas, with mature hedgerow to the borders, and gated access to the rear. To the rear of the property is a good size low maintenance rear garden, with gravelled garden area, with mature trees and bushes, a patio area, and a useful storage shed.

## TENURE

We have been informed by the vendor the property is freehold

## COUNCIL TAX BAND C

## EPC D

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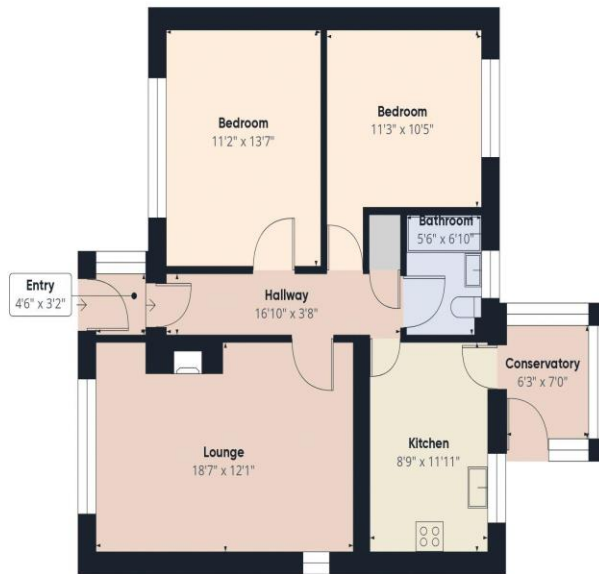
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## NOTE

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 Building 1

Approximate total area<sup>(1)</sup>  
895.12 ft<sup>2</sup>



Ground Floor Building 2

(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 are based on RICS IPMS 3C standard.

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