



**Spacious semi-detached home**

**Large wrap around gardens**

**Large open plan lounge diner**

**Modern first floor bathroom with built in vanity**

**Popular residential village**

**Three good size bedrooms**

**Garden bar and large patio ideal, green houses and sheds**

**Contemporary breakfast kitchen**

**Off road parking for one car**

**Easy access to A595**

Nestled at the end of a quiet cul-de-sac in the popular village of Thornhill with easy access to the A595, this spacious and well-presented semi-detached home is a hidden gem awaiting its new owners. The property sits on a large corner plot with wrap-around gardens, a shed, and a greenhouse, making it a haven for those with green fingers. The garden also features a charming garden bar and patio, ideal for hosting and entertaining friends and family during warm summer evenings. The property further boasts off-road parking for one car to the front, ensuring convenience for residents.

Upon entering, you will find yourself in the well presented hall, a glass and oak door leads effortlessly to a contemporary modern breakfast kitchen, perfect for culinary enthusiasts. There is also a light and spacious dual aspect lounge diner with feature fireplace.

The first floor houses a family bathroom with a modern vanity unit, catering to both functionality and style and three good size bedrooms. This property's appeal is broad, catering to first-time buyers, couples, and families alike, offering a versatile and inviting living space that is both comfortable and aesthetically pleasing. Additionally, the off-road parking and large gardens completing the package of this charming home.



## TENURE

We have been informed by the vendor the property is freehold

## COUNCIL TAX BAND A

## EPC C

## 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.









Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area<sup>(1)</sup>  
866.94 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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