



**Offered for sale with no forward chain**

**Located in the popular village of Parton**

**Spacious bright and airy lounge**

**Two double bedrooms with the master having a built-in cupboard**

**Rear patio, plus substantial garden**

**Ideal purchase for first time buyers or couples**

**Just a short stroll from the Parton beach**

**Good sized kitchen with separate utility room**

**Stylish bathroom, with two large, built in storage cupboards**

**Excellent transport links to neighbouring towns**

Perfect for first time buyers, couples or perhaps a buy to let investor is this deceptively spacious terraced house. Situated in the popular village of Parton, the property enjoys space, both inside and out. Unlike most terraced houses, the property boasts a substantial garden to the rear, which is a delightful place to sit out and enjoy the sunshine. With its elevated position from the top of the garden, you can enjoy beautiful sea views. The property is offered for sale with no forward chain. Close by is the A595 offering excellent transport links to the nearby town of Whitehaven and Workington. There is a popular local primary school within easy walking distance and just a short stroll and you will find yourself at Parton beach where you can enjoy coastal walks. Step inside and the hallway leads to a spacious lounge. From here there is access to the good sized kitchen with separate utility room. To the first floor, the landing leads to two good size double bedrooms, with the master boasting a large built-in storage cupboard and the large and stylish family bathroom with two built-in storage cupboards. Externally, the property continues to delight, to the rear there is a patio, with decked area and gated access to the lane. From here steps lead up to a large rear garden with mature shrubs and plants to the borders. Viewing is a must to appreciate all this property has to offer.



## ACCOMMODATION

### Hallway

Entered through a uPVC door with frosted glass panel and top light, there are open stairs to the first floor and a door leads into the lounge.

### Lounge

This spacious lounge has a large uPVC double glazed window overlooking the front of the property, with a radiator below. There is decorative coving, and a pebble effect electric fire, set on a granite effect hearth, with matching insert and cream surround. Either side of the chimney breast, there are decorative uplighters. Provides access to the kitchen.



### Kitchen

The kitchen features a range of wood effect wall and base units, with contrasting worktop and tiled splash backs. There is a stainless steel oven, with matching gas burning hob and extractor above. The kitchen has space to house a freestanding undercounter fridge, a radiator and tiled floor. A 1.5 stainless steel sink, with mixer tap that is set below a large, uPVC double glazed window that looks out onto the rear yard. Provides access to the utility, whilst a uPVC door with frosted glass leads out to the rear yard.



### Utility room

The useful, utility room has a uPVC double glazed window overlooking the rear yard, with a large wood panelled, sill and built-in cupboard to the side storing the meters. There is space and plumbing to house a washing machine and tumble dryer. The utility benefits from a radiator, shelving, tiled floor and an under stairs storage cupboard.

### First floor landing

The landing leads to both double bedrooms and the large, family bathroom.

### Master bedroom

Located at the front of the property, the bright and airy bedroom, has decorative coving, two rows of ceiling spotlights and a large, uPVC double glazed window with a radiator below. The bedroom benefits from a large, built-in storage cupboard with shelf, clothes rail and lighting.



### **Bedroom two**

The second bedroom is located at the rear of the property. There is decorative coving, a radiator and a uPVC double glazed window. From here there is loft access, via folding pulldown ladder.

### **Bathroom**

The spacious and stylish bathroom has a panelled ceiling, with spotlights and tile effect flooring. There is a P-shaped bath with curved glass screen, mixer tap and mixer shower above. A high gloss vanity unit incorporates a hand wash basin with mixer tap and a concealed cistern toilet, with storage below. The bathroom benefits from a chrome, towel heating radiator, two large storage cupboards, one of which houses the Baxi combi boiler, and a uPVC frosted glass window.

### **Exterior**

To the rear, there is a good size rear yard with flagstone patio area and an area of decking. The garden is part walled, and part fenced around, with gated access to the lane. From here a path leads to a garden, with a little TLC this would be ideal for people who like to grow their own fruit and veg. Due to its elevated position, from the top of the garden, you can enjoy beautiful sea views and coastal sunsets.

### **TENURE**

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

### **COUNCIL TAX BAND A**

### **EPC TBC**





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## NOTE

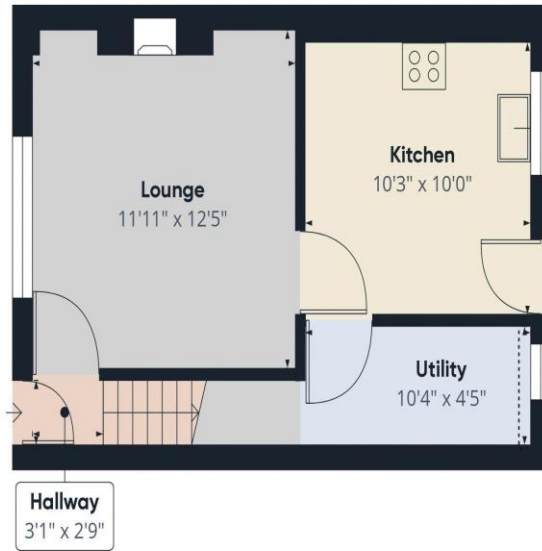
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify 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

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

656.06 ft<sup>2</sup>

Reduced headroom

14.32 ft<sup>2</sup>



Floor 1

(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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