



**Located across the road from Vulcans Park, ideal for families**

**Very spacious open plan lounge and diner**

**Large kitchen which benefits from a separate utility room**

**Features three generously sized bedrooms**

**Large yard to the rear**

**A short walk to the town centre with its wide range of amenities and shops**

**First floor bathroom plus downstairs WC**

**Ideal to add your own stamp, style and potentially increase the value**

**Boasts a versatile loft room, home office or lots of storage**

**Benefits from double glazing and central heating**

Welcome to your potential new home - a terraced property located conveniently across the road from Vulcans Park, perfect for families with young children or those who enjoy a leisurely stroll through nature. Situated just a short walk from the bustling town centre, you'll have access to a plethora of amenities and shops right at your fingertips. Plus, with the train station only a ten-minute walk away, commuting is a breeze.

This property is a blank canvas waiting for you to make it your own. In need of modernisation, it provides the perfect opportunity to put your stamp on it, add your style, and potentially increase its value. The spacious open plan lounge and diner create a welcoming atmosphere for entertaining guests or relaxing after a long day.

The large kitchen is a chef's dream, complete with a separate utility room for added convenience. The attractive hallway and landing areas add a touch of elegance to the space, leading you to the first-floor bathroom and there is a handy downstairs WC.

Upstairs, you'll find three generously sized bedrooms, including a spacious master bedroom that offers a peaceful retreat at the end of the day. Need extra space? The versatile loft room is perfect for storage or could be transformed into a home office for those working remotely.

Step outside to the large yard at the rear of the property, complete with a garden shed and gated access for added security. With double glazing and central heating, you can rest assured that this home is not only cosy but also energy efficient.

Don't miss out on the opportunity to turn this house into your dream home. With its convenient location, ample space, and potential for customisation, this property has everything you need to create the perfect living space for you and your family. Book a viewing today and start imagining the possibilities!



## ACCOMMODATION

### TENURE

We have been informed by the vendor the property is freehold

### COUNCIL TAX BAND A

### 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.

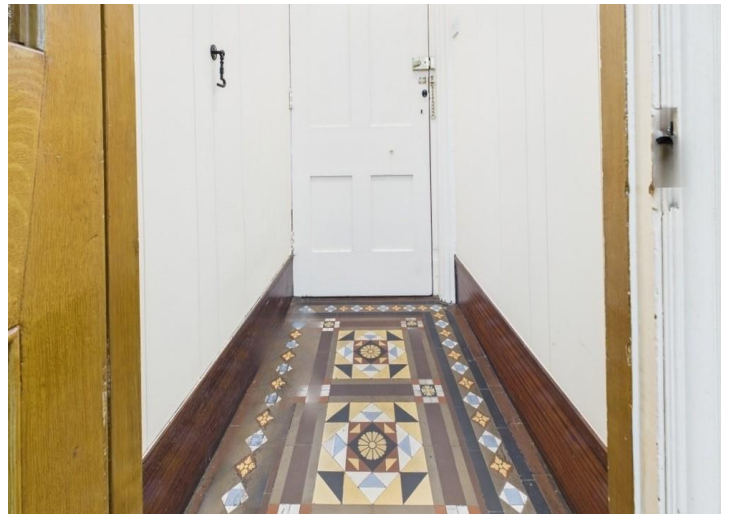
### MORTGAGES

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.





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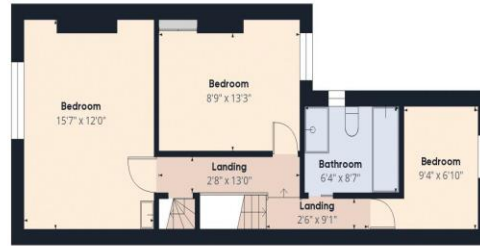
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Ground Floor



Floor 1



Floor 2

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

1370.25 ft<sup>2</sup>

Reduced headroom

135.18 ft<sup>2</sup>

(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 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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