



**Boasts a substantial garden to the rear**

**Spacious, light and airy lounge**

**Three well presented bedrooms**

**Set in a quiet cul-de-sac location**

**Offers excellent value for money**

**Features a driveway and detached garage**

**Modern, generously sized first floor bathroom**

**Rewiring completed in 2020**

**Popular village location, excellent transport links**

**Ideal home for first-time buyers and families**

Offering so much for so little is this lovely three-bedroom home. The property is a perfect choice for a first-time buyer, couple or with its three bedrooms, a family. Something certain to catch your eye is the large garden which gets the sun throughout the day which can be particularly enjoyed from the huge patio located at the bottom of the garden. You will also notice the driveway and detached garage providing additional parking or can be used to provide fantastic storage. Stepping through the stylish front door you will find yourself in the hallway which leads through to the lovely, light and airy lounge. The kitchen has plenty of style and space and a handy door which leads out to the drive at the side of the property. On the ground floor you will also find a WC. To the first floor the spacious landing leads to all three bedrooms and the bathroom. The master bedroom boasts fitted wardrobes. The property set in the small village of Thornhill which has excellent transport links via the A595, just a minutes drive away. The village also boasts a primary school, perfect for those with younger children. The nearby town of Egremont is just a five-minute drive away and the long sandy beach of St Bees can be reached in a 10 to 15 minute drive. Those who enjoy walking through the lakes and fells, the quieter, less commercialised western lakes and fells are just a short drive away. To view this property and all it has to offer please get in touch to arrange a viewing.



## ACCOMMODATION

### Hallway

The hallway is accessed via a stylish UPVC door with frosted glass panels. There is modern laminate flooring, radiator and a handy double socket. Doors lead to the lounge, kitchen and WC. You will also find stairs leading up to the first floor.

### Lounge

This lovely room has plenty space and also natural light with two UPVC double glazed windows. One window looks out to the front and one out onto the garden at the rear. The centrepiece of the room is the eye-catching coal effect gas fire with its beautiful granite hearth, matching inset and wood surround. The room has eye-catching décor, modern laminate flooring and a double panel radiator provides plenty of warmth.



### Kitchen

This modern kitchen is in great condition and boasts a built-in electric oven with a separate induction hob and stainless steel/curved glass extractor canopy above. The kitchen also has an integrated fridge freezer. A stainless steel sink with drainer board and mixer tap set below a UPVC double glazed window that looks out onto the garden. There is also space for a breakfast table and chair set. This room has a radiator and a door leads to a side hall.



### Side hallway

The hallway has a half glazed UPVC door which provides easy access onto the drive at the side of the property.

### WC

WC, tiled flooring, heater and UPVC double bed frosted window.

### First floor landing

The spacious landing has a UPVC double glazed window, heater and leads to all three bedrooms and also the bathroom.

### Bedroom one

This double bedroom boasts a four-door fitted wardrobe with clothes rails and shelving. There is also an additional two door built in cupboard. The cupboard houses the Baxi combi boiler. The bedroom has eye-catching décor, radiator and UPVC double glazed window looking down onto the large garden at the rear.





**Bedroom two**

A second generously sized bedroom with a radiator and UPVC double glazed window looking down on the garden.

**Bedroom three**

The third bedroom also make an ideal home office or dressing room if desired. There is a modern wall mounted heater and UPVC double glazed window to the front.

**Bathroom**

Incorporates a bath with mixer tap and shower attached. There is a pedestal hand wash basin with mixer tap. The bathroom also has a pushbutton WC, heated towel rail, fully tiled walls, tiled flooring and UPVC double glazed frosted window.

**Garage**

The large garage has a tiled roof, power points, lighting and a window for natural light. At the rear of the garage there is also pedestrian access leading out onto the patio area of the garden.

**Exterior**

To the front of the property there is a driveway which extends down the side of the property and provides offstreet parking. There is a low maintenance front garden with a range of shrubs, large mixed coloured gravel bed and a low wall with railings. One fantastic feature of this property is the large garden to the rear. The garden is quite the sun trap and enjoys the sun throughout the afternoons and evenings. There is a spacious lawn, slate path which leads to a huge patio located at the bottom of the garden. The patio area has plenty of space for garden furniture and is a perfect place in which to enjoy a barbecue with friends and family. The garden is also securely fenced around making ideal for those with wandering pets or young children.

**TENURE**

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

**COUNCIL TAX BAND A**





**LOW FEES, LOCAL EXPERTISE**

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**MORTGAGES**

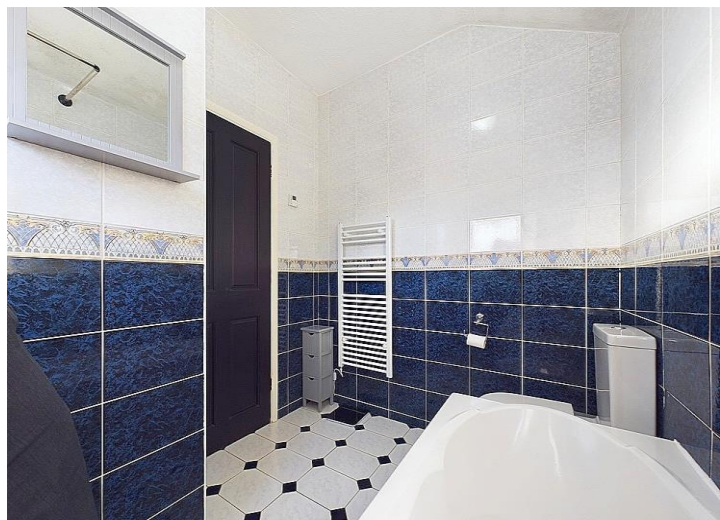
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**NOTE**

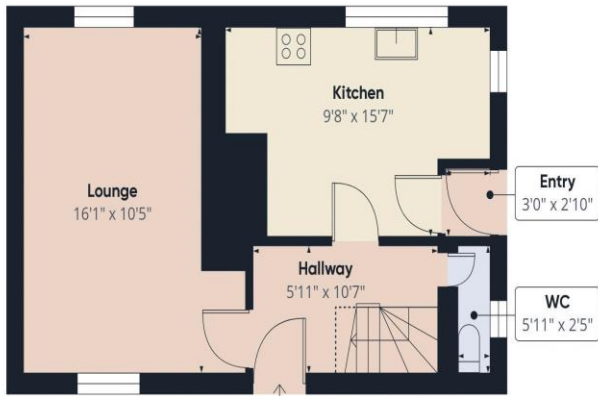
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify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



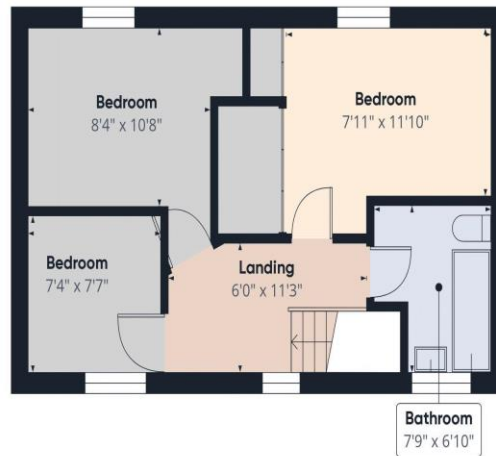




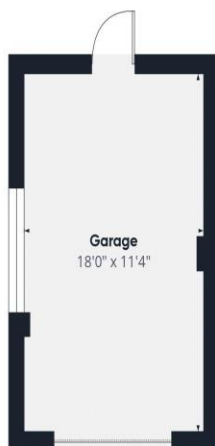




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area<sup>®</sup>

999.43 ft<sup>2</sup>

Reduced headroom

9.05 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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