



Beautifully presented throughout, ready to move into

Set within the catchment area of popular, sought-after schools

Bright and spacious lounge diner

Three well presented bedrooms

Plenty of off-street parking

Located in a quiet, sought after village

Beautifully presented throughout, ready to move into

Stunning kitchen with high gloss units

Contemporary, modern shower room

Pleasant front and rear gardens

Nestled within the attractive and sought after village of Greysouthen is this beautifully presented semi-detached home. The village is on the outskirts of the town of Cockermouth, and is within the catchment area of its sought-after schools. Other nearby towns of Workington and Whitehaven are just a short drive away, as are the picturesque Cumbrian fells and lakes.

Step inside and you get your first glimpse of the style and finish you will find throughout. The hallway boasts modern flooring and leads through to the games room, kitchen and lounge diner. The kitchen is simply stunning with high gloss wall and base units and a range style cooker. The bright and spacious lounge diner leads through to the conservatory at the rear. To the first floor, the property continues to impress with stylish doors leading to all three bedrooms and the contemporary shower room. Externally, the property benefits from off-street parking for several cars to the front, with an area of well maintained lawn. The lawn is bordered with mature shrubs and plants adding a splash of colour in the spring and summer months. To the rear, the property boasts a good sized garden. The rear garden feels very private and gets the sun throughout much of the day, making this a fantastic place to entertain friends and family.

We expect interest in this beautiful property to be high, so call the office today.

ACCOMMODATION

Hallway

The hallway is entered via a stylish composite door with a large, frosted glass panel. The hallway has modern flooring, eye-catching décor, and glazed doors lead into the lounge diner, kitchen/breakfast room, and through to the games room.

Lounge/diner

This lovely, light and airy room enjoys plenty of space and can easily be used as a lounge diner. There is a continuation of the modern flooring found in the hallway, and there is also plenty of natural light. A uPVC double glazed window has a pleasant outlook to the front, and there are patio doors that lead out onto the conservatory. The room also has plenty of warmth with a radiator, and benefits from a column radiator located at opposite ends of the room.

Conservatory

The conservatory is currently used as a playroom and is a lovely place in which to sit and relax and enjoy the outlook onto the rear garden and beyond. There is modern flooring, and a fully glazed uPVC door which provides access directly onto the garden.

Kitchen

The kitchen has an incredible amount of style and boasts a four-door range cooker with a five-induction hob, and extractor canopy is above. A Stainless steel 1.5 sink, a drainer board with mixer tap, is set below one of the two uPVC double glazed windows, enjoying a pleasant outlook onto the garden. The kitchen has plumbing for a washing machine, there is space for a tumble dryer, and boasts an integrated fridge freezer. There is a continuation of the stylish flooring found throughout much of the ground floor, and there is a designer radiator. Plenty of light is provided by ceiling spotlights, under cupboard lighting, and a fully glazed uPVC door leads out to the exterior.

Games room

This versatile room could be used for a variety of purposes depending on your individual needs. Perhaps you would love a home office, a downstairs bedroom or a children's playroom, the choice is yours. The room has modern flooring, a radiator, and uPVC double glazed windows looking out to the front.



First floor landing

The landing benefits from a uPVC double glazed window, a cupboard and a handy power point. There is the same stylish décor found in the hallway, and modern doors lead to all three bedrooms, and the bathroom.

Bedroom one

A spacious double bedroom enjoying a pleasant outlook to the front. There is a two-door mirrored wardrobe, and a radiator.

Bedroom two

A second spacious bedroom, like the first featuring a two-door mirrored wardrobe. There is a radiator and a uPVC double glazed window looking onto the rear garden and beyond.

Bedroom three

The well presented third bedroom benefits from a radiator, and a uPVC double glazed window to the front.

Shower room

This eye-catching shower room comprises of a large shower with glass green, and shower control set on stylish tiles, which continues around the walls of the room. There is a push button toilet, and a pedestal hand wash basin with mixer tap, a mirrored cabinet above which provides plenty of storage. There is a large designer chrome towel rail, modern flooring, extractor, ceiling spotlights and a uPVC double glazed frosted window.

Exterior

The property is set on a good-sized plot and benefits from off-street parking to the front of the property for several vehicles. There is gated access to the side of the property, leading around to the garden at the rear. The rear garden feels very private and is part walled, part fenced, ideal for anyone with children or pets.

TENURE

We have been informed by the vendor the property is freehold

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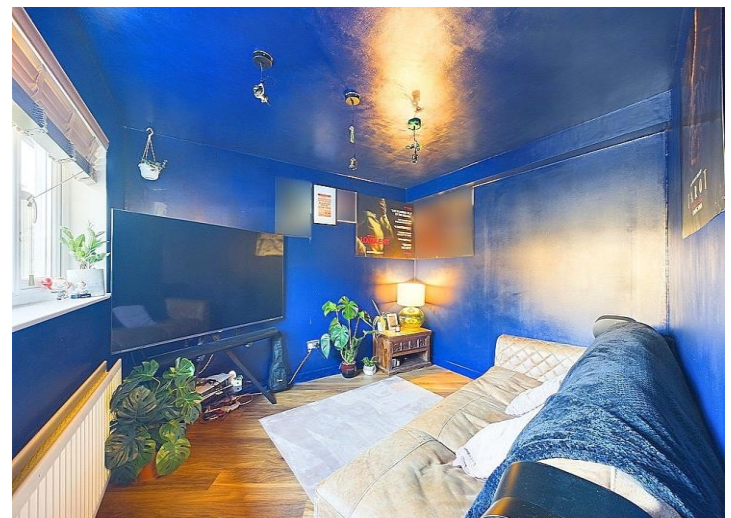
MORTGAGES

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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.



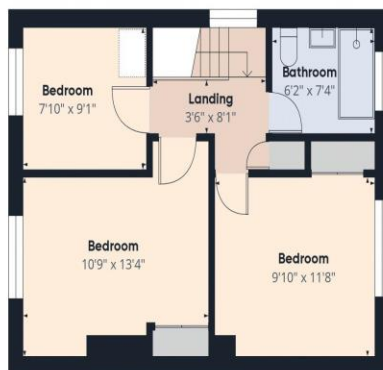


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Ground Floor



Floor 1



Approximate total area⁽¹⁾

1159.17 ft²

Reduced headroom

10.17 ft²

(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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