



Ideal for first time buyers, couples or families alike

Close to the picturesque, Cumbrian coastline

Perfect, second home, close to the lakes

Well presented traditional terraced property

Stylish lounge, with log burning stove

Good sized kitchen to the rear

Three bedrooms, two of which are doubles

Contemporary bathroom with vanity unit

Pleasant garden to the rear with choice of seating areas

Opportunity to lease a garage, providing storage or parking

If you're looking to get your first step on the property ladder, in a home that's ready to move into, then look no further, we have the home for you. The property is located in the popular village of Frizington, and would be well suited to a first time buyer, couple, or a family, with its three double bedrooms. It may also attract the attention of an investor, or perhaps, as a second home, close to the Cumbrian fells. The property is within walking distance of local shops and Frizington community primary school. The village is just a short drive away from the quieter, less commercialised western lakes, and surrounding fells. Not only that but the picturesque Cumbrian coastline, can be reached with a 15 minute car journey. The harbour town of Whitehaven with its wide range of variety of amenities can be reached with a short car journey. Tastefully decorated throughout, the property benefits from a spacious hallway with feature wood panelling, from here there is access to a stylish lounge with a feature log burning stove. The kitchen is in good condition and is located at the rear of the property. To the first floor, there are three well presented bedrooms and a contemporary bathroom with vanity unit. Externally to the front, there is gated access leading around to the rear where you will find a pleasant low maintenance garden, with lawned area, patio area and an area of raised decking. The property also comes with the option to lease a garage with Home Group at an annual cost of £72.50. Viewing is essential to see all this property has to offer, so call the office today.

ACCOMMODATION

Hallway

Entered through a uPVC door, with frosted glass panel and top light, the spacious hall has plenty of space to house a shoe and coat rack. Stylishly decorated, the hallway has wood panelling to one wall creating quite a feature. There is decorative coving, wood effect flooring. The hallway benefits from a radiator and there is a door to the lounge and open stairs to the first floor.



Lounge diner

The lounge diner, has tasteful, neutral décor complemented by the wooden doors, architraves and skirtings. The centrepiece of the room has to be the stylish, log burner, set on a granite hearth, with living edge mantel above. There is decorative coving, and dual aspect windows flood the room with natural light, with radiators below, providing plenty of warmth. To the dining room benefits from a large, under stairs storage cupboard and a door leads through to the kitchen.



Kitchen

The kitchen benefits from fully tiled contemporary tiles and tile effect flooring. There is a range of wood wall and base units with contrasting worksurfaces, with pelmet lighting above the sink and under cupboard lighting. A cream sink and draining board with mixer tap is set below a uPVC double glazed window, overlooking the side of the property. A second uPVC double glazed window provides additional light. There is space and plumbing for a washing machine, and space for a freestanding fridge freezer and cooker. The kitchen features open shelving, a breakfast bar and a uPVC door leads out to the rear.

First floor landing

The spacious landing has decorative coving and a radiator. Provides access to all three bedrooms and the family bathroom.



Bedroom one

Located at the front of the house, the spacious double bedroom has a large, built in wardrobe with mirrored sliding doors, providing plenty of storage. Two uPVC double glazed windows allow in plenty of natural light and a radiator provides plenty of warmth.

Bedroom two

Located at the rear, the good sized bedroom has a radiator, decorative coving and a large, built in storage cupboard housing the Baxi combi boiler. There is a uPVC double glazed window overlooking the rear of the property and loft access.

Bedroom three

The third bedroom would make an ideal home office or dressing room if three bedrooms are not required. There is decorative coving, a radiator and a uPVC double glazed window overlooking the rear garden.

Bathroom

The stylish bathroom has a bath, with mixer tap, glass screen and electric shower above. The bathroom features a white vanity unit incorporating a hand wash basin, concealed cistern toilet and storage below. The room benefits from fully tiled walls, tile effect flooring, a chrome towel heating radiator, ceiling spotlights and a uPVC frosted glass window.

Externally

From the front, there is gated access leading to the rear garden, with stylish flagstones. From the door in the kitchen, you enter out onto a patio area, with the same stylish flagstones leading around the house. There is a good sized lawn area, with central path leading to a raised decking area to the rear of the garden. The garden is securely fenced around and benefits from a useful, storage shed.

Garage

The property benefits from the option to lease a garage, which is located behind the garden. Currently the vendor pays £62.50 per annum.

TENURE

We have been informed by the vendor that 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.

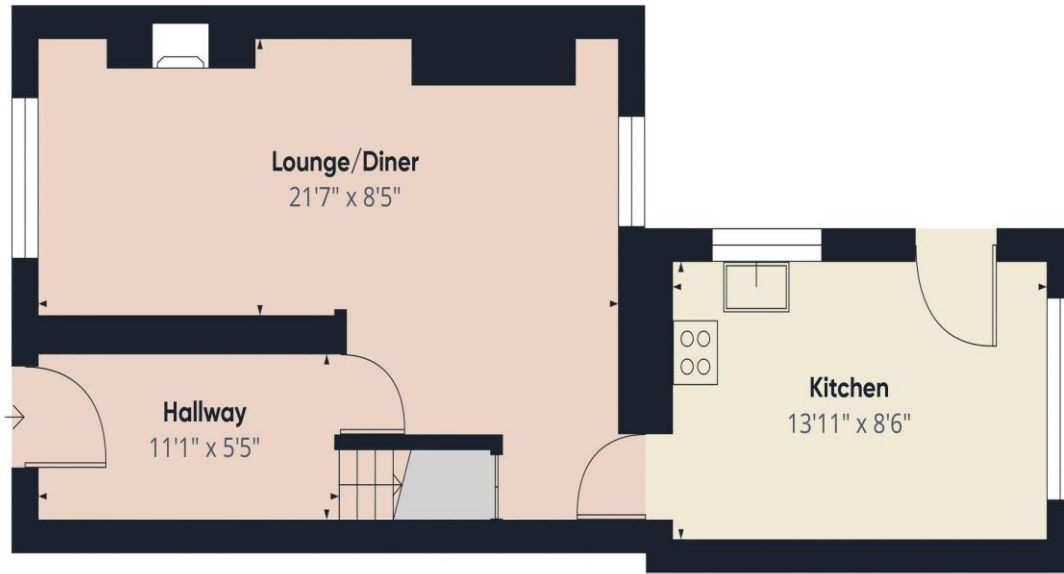




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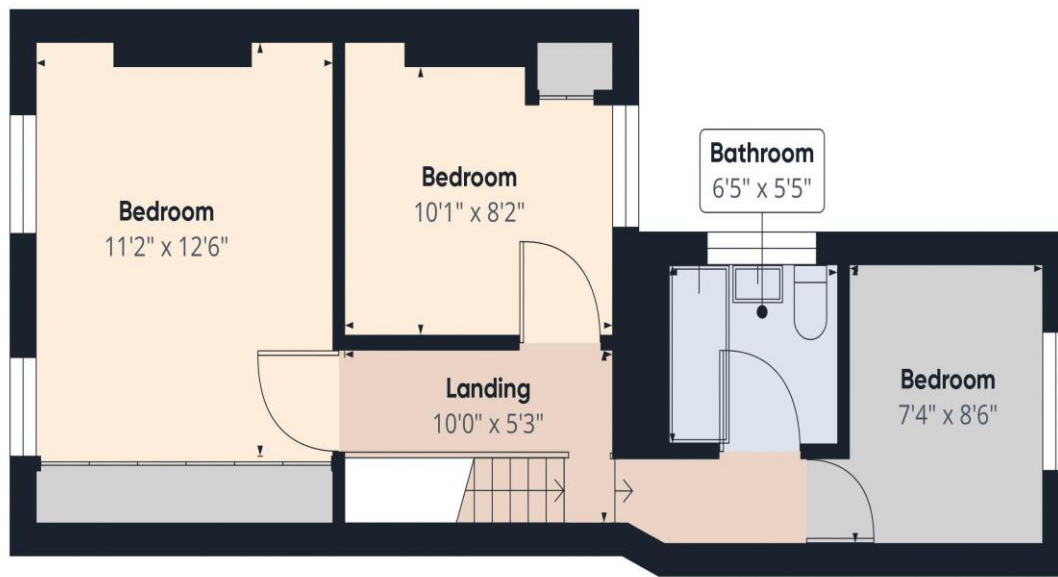
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Ground Floor

Approximate total area⁽¹⁾
816.55 ft²



Floor 1

(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 are based on RICS IPMS 3C standard.

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