



**Offered for sale with no forward chain**

**Bright and spacious open plan lounge diner**

**Large open plan kitchen with recently replaced appliances**

**Substantial garage and workshop to the rear**

**Beautiful sea views to the front of the property**

**Beautifully presented detached family home**

**Multifuel stove set into exposed brick feature wall**

**Large driveway with ample parking for multiple cars**

**Three bright and spacious bedrooms**

**Ideal family home in sought after village**

Nestled in the delightful village of Crosby, this beautifully presented detached family home offers a warm welcome to its new owners.

Stepping inside, you are greeted by a bright and spacious open plan lounge diner, complete with a bay window creating a flood of natural light and patio doors leading into the conservatory.

The focal point of the room is the multifuel stove set into a stunning exposed brickwork feature wall, complemented by exposed ceiling beams and tasteful decor. The herringbone wood effect flooring adds a touch of elegance, setting the tone for the rest of the home.

The bespoke fitted kitchen is a chef's dream, featuring hand-painted units, wood effect worktops, and original flagstone flooring. Recently upgraded appliances, including a double oven, gas hob, and stainless steel extractor hood, make cooking a pleasure. The centre peninsula creates a dining space with open shelving and built-in wine rack, perfect for entertaining.

Upstairs, the master bedroom boasts beautiful sea views, while two additional bedrooms offer comfort and built-in storage. The large family bathroom features a vanity with twin sinks and a bath with shower.

Outside, ample off-road parking leads to a large garage and workshop, ideal for car enthusiasts or those seeking a work-from-home space. The rear garden offers a low-maintenance lawn and privacy with its enclosed fencing and gated access.

With no forward chain, this home is ideal for first-time buyers, couples, or families looking to explore the stunning Cumbrian coastline which is just a short drive away. The property's location in the village of Crosby provides easy access to nearby Cockermouth and Harbor town of Maryport, offering a charming setting for peaceful walks and coastal adventures. With its blend of modern comforts and traditional touches, this home is a true gem waiting to be discovered.





## Selling with First Choice Move

First Choice Move began in 2010 from humble beginnings—from a kitchen table in Egremont. Built on family values, hard work, and a passion for property, we have grown to become the largest estate agency in West Cumbria. As a family-run business, we believe in combining traditional estate agency values with the very latest marketing techniques to ensure every property gets maximum exposure. From high-quality photography, 3D tours, drone photography, videos and professional floorplans to online advertising and social media campaigns, we use a tailored approach to attract the right buyers. Our commitment to excellence has earned us multiple national, industry-recognised awards, a testament to our dedication to delivering outstanding service and results. We are more than just an estate agency—we're a trusted partner for buyers and sellers across West Cumbria, combining innovation with personal service to help you move with confidence.



## 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 re-mortgaging 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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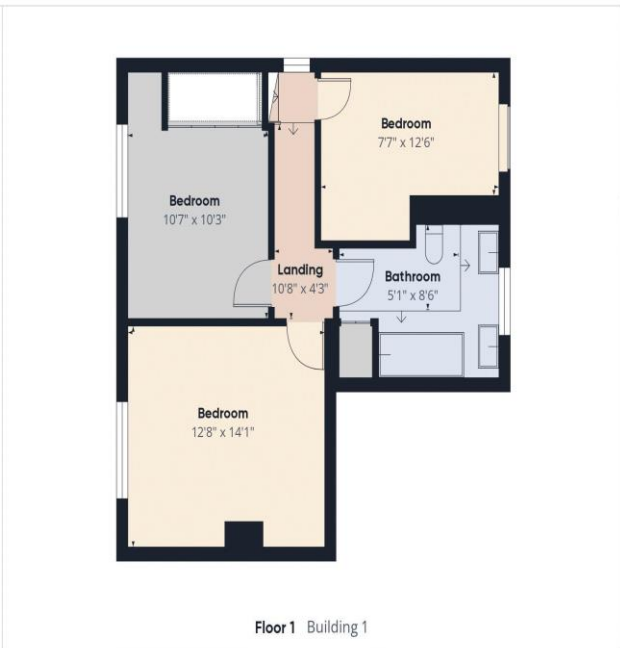
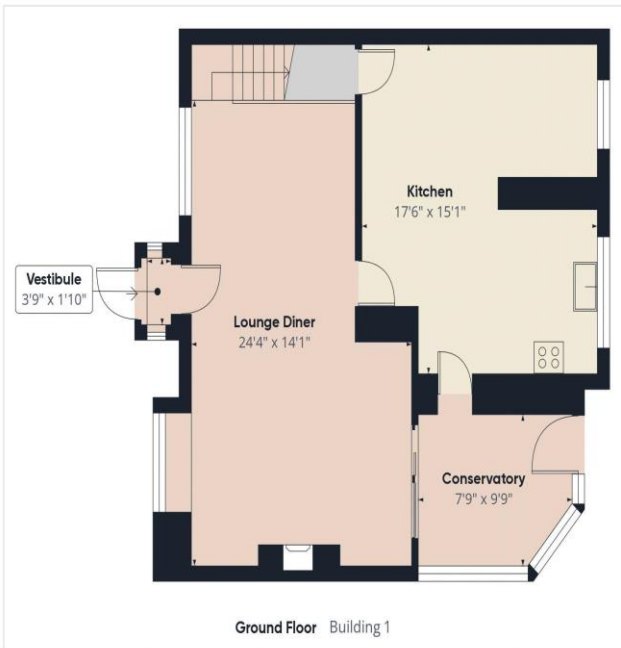
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**Approximate total area<sup>®</sup>**  
1617.91 ft<sup>2</sup>



(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 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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