



**Large, detached family home**

**Large open plan kitchen diner**

**Large enclosed low maintenance rear garden**

**Three double bedrooms**

**Located on a quiet side road with fell views to the rear**

**Two generous reception rooms**

**Conservatory to the rear**

**Large garage/workshop with integral access**

**Modern family bathroom**

**Convenient town centre location close to amenities**

Located on a quiet side road is this unique and deceptively spacious detached family home. Boasting two reception rooms, a large kitchen diner and a conservatory offering plenty of flexible living space. There is also a large garage and workshop to the side, ideal for anyone who needs storage space or a work area. The property is located on a quiet side road with no through traffic and is within walking distance of the local amenities and the town centre.

The area provides great transport links to neighbouring towns and the Western Lake District is also within easy reach. On entering the property, the spacious hallway provides access to two generous reception rooms, with a sitting room to the front of the property and a large, open plan lounge diner to the rear where there is access into a generously proportioned kitchen diner with patio doors leading to a conservatory. From the dining area there, is access to a storage room which has integral access into the garage and workshop. To the first floor, there are three good size double bedrooms and the stylish modern bathroom. The property has been well maintained by the current owners and within the last three years has benefited from a new roof and new render.

Externally, the property enjoys a good size low maintenance rear garden with pergola and storage sheds which is fenced around, with gated access to the side, offering a lovely, private and secure space. Viewing is essential to appreciate the amount of space on offer.

## ACCOMMODATION

### Entrance hall

Entered through a uPVC double glazed door, the spacious entrance hall has wood effect flooring, with oak glazed doors leading into the lounge diner and sitting room. There is a useful, under stairs storage cupboard, a radiator with decorative cover and stairs to the first floor.

### Sitting room

Located at the front of the property, this bright and spacious dual aspect room has versatile use, currently used as a sitting room but with a large kitchen diner and second reception room, this could equally make a great playroom, formal dining space or family room. The two uPVC double glazed windows provide plenty of natural light and there is a feature fireplace to the chimney breast with marble insert and decorative surround. The room benefits from tasteful décor, central ceiling rose, a radiator and TV point.

### Lounge diner

The spacious open plan lounge diner has two areas defined by a central archway. The dining area has tasteful décor, wood effect flooring and ample space for a table and chairs set. An oak door leads into a rear storage area, where there is integral access into the garage. To the lounge area, there is an ornate, feature gas fireplace, with beautiful wooden carved surround and mantle. The two uPVC double glazed windows provide plenty of natural light and there is a radiator with decorative cover and a continuation of the wood effect flooring. The room also has a TV point and tasteful décor. From there is access into the kitchen.

### Kitchen diner

A generously proportioned and contemporary modern kitchen diner, with a range of white high gloss wall and base units, with contrasting work surfaces. A 1.5 composite sink and drainer unit with mixer tap, sits below a uPVC double glazed window and there is ample space for table and chairs. The kitchen has plumbing for a washing machine, space for an undercounter fridge and tumble dryer. There is a freestanding, range style cooker, with stainless steel extractor hood above. The whole space boasts modern, wood effect flooring and there is stylish, pendant style lighting and uPVC double glazed sliding doors leading into the conservatory. There is also a second uPVC double glazed door with frosted glass which leads out onto the side of the property and a radiator with decorative cover.



### Conservatory

A lovely addition to the property, the dwarf wall conservatory has wraparound uPVC double glazed windows, with a uPVC double glazed door leading out onto the rear garden. The conservatory has wood effect flooring and decorative wall lights.

### First-floor landing

The large landing has loft access to the ceiling, and provides access into three bedrooms and the family bathroom through modern oak doors.

### Master bedroom

The spacious master bedroom benefits from full height fitted wardrobes, with sliding doors providing excellent storage. There are two uPVC double glazed windows which flood the space with natural light, a radiator, TV point and a decorative, cast iron original fireplace.

### Bedroom two

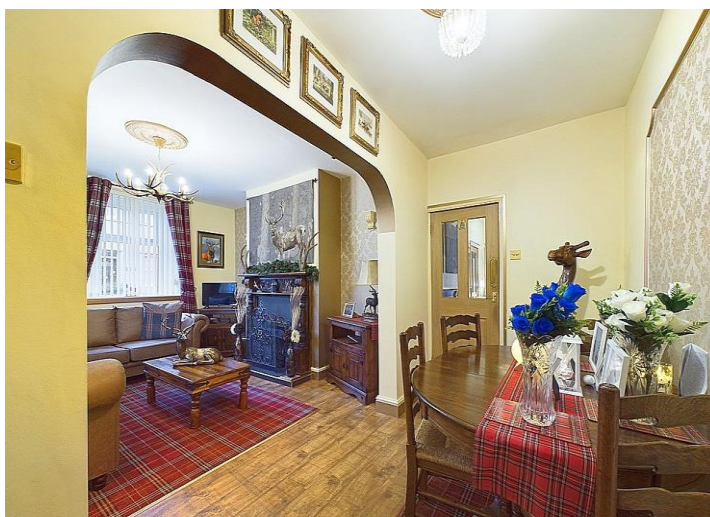
A second good size double bedroom with a uPVC double glazed window with radiator below. There is wood effect laminate flooring and useful built-in storage cupboards.

### Bedroom three

A third good-sized double bedroom which also benefits from built-in wardrobes offering excellent storage. There is laminate flooring and a uPVC double glazed window which enjoys a lovely fell view to the rear of the property, with a radiator below.

### Bathroom

The stylish, fitted bathroom incorporates a P-shaped shower bath with ornate mixer tap and handheld shower attachment, with electric shower above and stylish boarding to the walls. There is a wood effect built-in vanity unit, with mounted glass bowl hand wash basin and decorative mixer tap, with wall mounted mirrored cabinet above and wood effect storage cabinet to the side. The bathroom benefits from modern, vertical column style radiator and a push button flush toilet. There is a uPVC double glazed frosted glass window, wood effect laminate flooring and panelling to the walls and ceiling.



### **Garage/workshop**

The property boasts a large garage with up and over door, lighting and power. There is a workshop area to the rear and integral access into the property offering excellent storage.

### **Externally**

The property benefits from plenty of on street parking to the side and front as well as a garage. To the rear, is a lovely enclosed rear garden, with two useful storage sheds, a wooden pergola and low maintenance, gravelled garden with raised beds and decking, with an additional seating area to the side of the property. The garden boasts mature trees and is fenced around for security, with gated access to the side.



### **TENURE**

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

### **COUNCIL TAX BAND B**

### **EPC TBC**

### **LOW FEES, LOCAL EXPERTISE**

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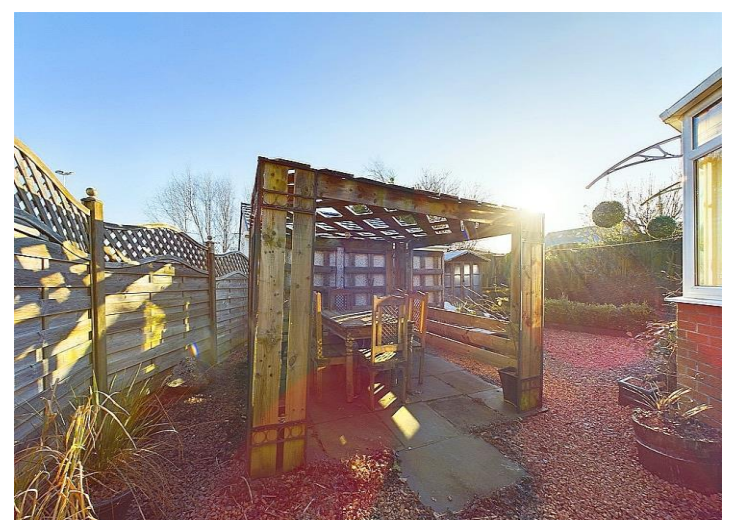
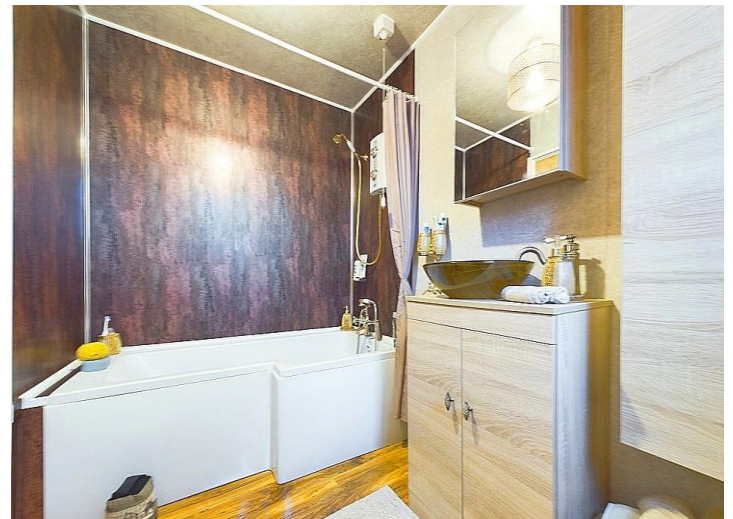
## MORTGAGES

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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.





First Choice Move Ltd. registered in England and Wales Number 0767776 VAT number 118201945  
Registered office and postal address:  
GATE HOUSE, HALLWOOD ROAD, LILLYHALL, WORKINGTON, CUMBRIA. CA14 4JR

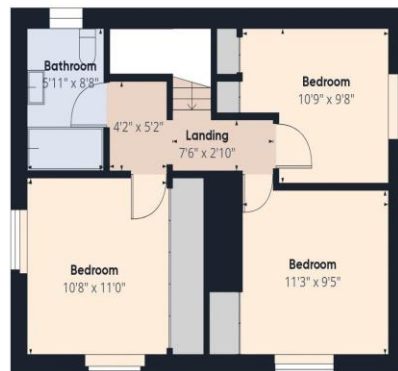
Tel: 01900 837 804 Tel: 01946 413 001 Email: [admin@firstchoicemove.co.uk](mailto:admin@firstchoicemove.co.uk) [www.firstchoicemove.co.uk](http://www.firstchoicemove.co.uk)



Ground Floor



Approximate total area<sup>®</sup>  
1504.9 ft<sup>2</sup>



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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