



**Offers excellent value for money**

**Eye-catching bathroom and downstairs WC**

**Master bedroom boasts an ensuite shower room**

**Driveway for off-street parking**

**Quiet residential development**

**Boasts four bedrooms in total**

**Modern fitted kitchen**

**Large lounge with French doors**

**Spacious, low maintenance garden to the rear**

**Ideal first home or family home**

Located on a quiet and attractive development, is this four-bedroom home. Offering excellent value for money, the property will suit a range of buyers including first-time buyers, couples, and families. Whilst boasting four bedrooms, one of the bedrooms could be used as a home office or dressing room if desired. The property is located in the quiet village of Frizington, which is on the outskirts of the Lake District National Park and also within easy reach of the Cumbrian coastline. The nearby towns of Whitehaven and Cleator Moor are just a few minutes drive away. Within the property, there is a hallway which leads through to a spacious lounge. The lounge boasts a feature bespoke, wooden chimney breast with connections for a flatscreen TV and an alcove to house an electric fireplace. The room also boasts French doors which lead out to the rear garden. There is a modern fitted kitchen. On this floor you will also find an eye-catching downstairs WC. Heading up to the first floor you will find the four bedrooms. One of the bedrooms is currently used as a dressing room and has a fitted wardrobe. The master bedroom which has connections for wall mounted TV also features an ensuite shower room. Externally, the property benefits from a driveway which provides off-street parking. There is a low maintenance garden to the front with chipped blue slate and a larger, yet still low maintenance garden to the rear, which is later patio. To fully appreciate all this home has to offer, including its eye-catching décor, please contact the office to arrange a viewing.

**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)**



## ACCOMMODATION

### Hallway

This well presented hallway is accessed by a modern composite door which has a frosted glass panel and frosted top panel. The hallway features a handy double socket, laminate flooring, and a radiator. Doors lead through to the spacious lounge, kitchen and ground floor WC. Stairs lead to the first floor landing.

### Lounge

The spacious room has lots of natural light via the uPVC French doors that have full height side windows and open out to the rear garden. Certain to catch your eye is the bespoke, wooden clad chimney breast, which is designed to house a wood-burning style electric stove. and there are connections for a flat screen wall mounted TV above and there are discreetly hidden, built-in cupboards. The room has a useful under stairs storage cupboard and two radiators provide plenty of warmth. There are numerous spotlights which provide plenty of light when needed.

### Kitchen

This modern fitted kitchen incorporates a range of graphite wall and base units, with a complementary worktop and matching up stands with eye-catching tiled splash backs. There is a built-in electric oven with a separate gas hob, tiled splash back and an extractor hood above. The kitchen has two rows of ceiling spotlights and under cupboard lighting and kick board lighting which can be used as and when desired. A sink with draining board and mixer tap is set below a uPVC double glazed window that looks out to the front. There is modern flooring, a wine rack and a radiator.

### WC

This rather eye-catching room incorporates a toilet and pedestal hand wash basin with mixer tap and tile splash back. There is colourful wallpaper, modern flooring, an extractor and a radiator.

### First floor landing

Heading up to the first floor, you will find a double socket, a radiator, and the airing cupboard. The landing leads to all four bedrooms, the bathroom there is also loft access.

### Master bedroom

A tastefully decorated double bedroom with connections for a flat screen wall mounted TV. There is a built-in wardrobe, a radiator, and a uPVC double glazed window to the rear. The master bedroom boasts an ensuite shower room.





**Ensuite shower room**

Incorporates a shower cubicle, with tile surround and a modern shower. There is a toilet and pedestal hand wash basin with mixer tap, tiled splashback and mirrored cabinet above providing useful storage. The room has a radiator, spotlights, and an extractor.

**Bedroom two**

A second good size bedroom with a central row of spotlights. There is a radiator and a uPVC double glazed window to the rear.

**Bedroom three**

The third bedroom is currently used as a dressing room and has a two door mirrored fitted wardrobe. There is also an additional storage area with clothes rails and shelving. The room has a radiator and a uPVC double glazed window to the front.

**Bedroom four**

The fourth bedroom could be used as a home office if desired and has a built-in wardrobe area, a radiator and a uPVC double glazed window enjoying a pleasant outlook.

**Bathroom**

This eye-catching bathroom incorporates a bath with mixer tap and attractive surround. There is a pedestal hand wash basin with mixer tap, and the same surround found with the bath. There is a toilet, modern flooring, a radiator, and an extractor.

**Exterior**

At the front of the property, you will find a low maintenance garden which is laid with chipped blue slate. There is a driveway which extends from the front, along the side of the property and provides off-street parking. To the rear, the garden has been designed with ease of maintenance in mind and is laid to patio. There is a shed and the garden is securely fenced around, making it the perfect choice for those with young children or pets.

**TENURE**

We have been informed by the vendor that the property is leasehold with 145 year remaining and £250 charged per annum.

**COUNCIL TAX BAND B**

**EPC TBC**





**LOW FEES, LOCAL EXPERTISE**

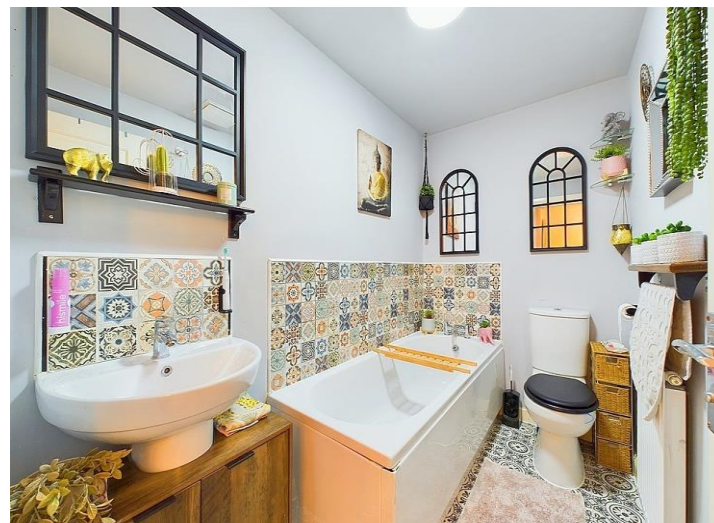
We are pleased to offer a family run, independent estate agent service in Cumbria, offering property sale services without the premium charges of high street estate agents. We have a range of low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown rapidly, largely due to recommendations and referrals from our many happy customers. Not only could we save you a fortune, but our customers also love our extended open hours, 7PM during the week and 5PM on Saturdays. We offer free valuations, provide great photography and a friendly team which is there to support and guide you from the initial marketing to completion of the sale of your property.

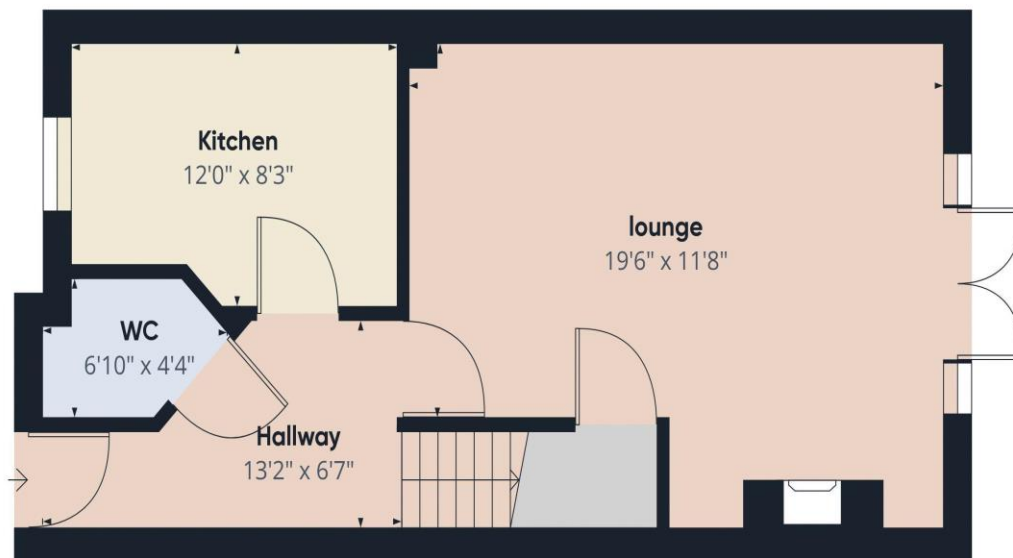
**NOTE**

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.

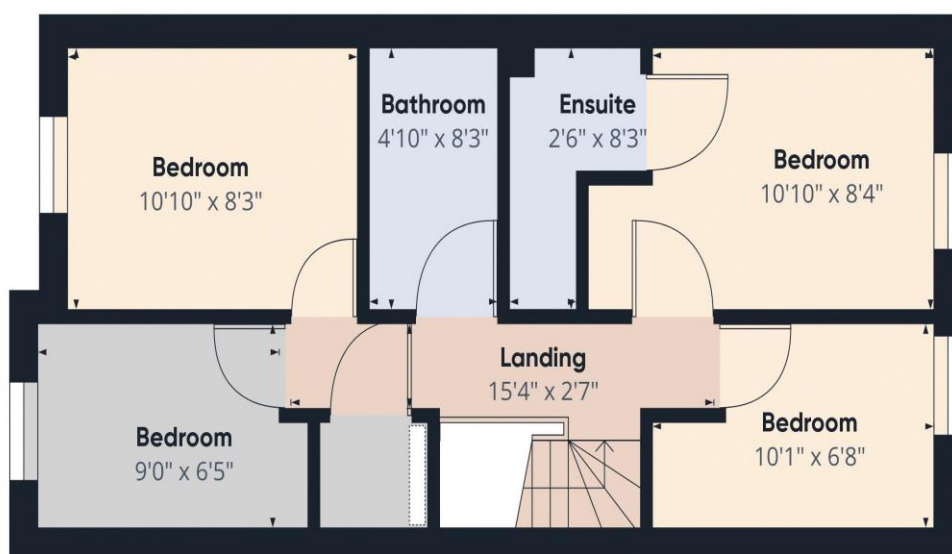








Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
929.34 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.

GIRAFFE360