



**Beautiful, large kitchen with patio doors to the garden**

**Boasts a spacious, open plan lounge and diner**

**Lovely views towards Dent fell and surrounding woodland**

**Eye-catching slate flooring to the ground floor**

**Lovely first-floor bathroom suite**

**Offers good value for money**

**Spacious garden to the rear**

**Benefits from three good-sized bedrooms**

Perhaps you are ready to get on the property ladder or just looking for a larger home. This deceptively spacious three-bedroom property has plenty to offer. To the front you can enjoy the beautiful countryside view across countryside and towards Dent fell and surrounding woodland. Stepping inside, the property has plenty of space and you will certainly notice the stylish décor and eye-catching slate flooring, which is found throughout the ground floor. There is a vestibule that leads through to a large, open plan lounge and diner where there is more than ample space for sofas, chairs and a family sized dining room table and chair set. Beyond this room you will find the stunning kitchen which has plenty of character, as well as storage. From here patio doors lead out onto the rear garden. The spacious first-floor landing leads to all three bedrooms and the beautiful bathroom suite is also located on the first floor. At the rear of the property there is a spacious, secure garden which gets the sun throughout the afternoons and evenings. To fully appreciate this lovely home and all it has to offer both inside and out please contact the office to arrange a viewing.



## ACCOMMODATION

### Vestibule

The vestibule is accessed via a stylish, newly installed uPVC door with a frosted glass panel and frosted top panel, which allows in plenty of light. The vestibule has dado rail, stylish slate flooring and a door that leads through to the open plan lounge and diner.

### Lounge/diner

The spacious room has tasteful décor and boasts beautiful slate flooring throughout. There is a coal effect gas fire set against a marble insert with a contrasting surround. There is a chimney breast which is papered and one wall painted dark green creating quite the feature. The room features an under stairs storage cupboard, two radiators and two uPVC double glazed windows, one with a pleasant view towards Dent fell and one looking out to the rear. Provides access to the kitchen.

### Kitchen

This gorgeous kitchen offers plenty of space and style. There is a range of shaker style base units with a complementary wood worktop and contrasting, dark green tiled splash backs. The kitchen also boasts the same slate tile flooring, found in the lounge and diner. There is a three door range cooker, with a five ring gas hob and a large extractor canopy above. A ceramic sink with draining board and mixer tap, is set below a uPVC double glazed window. There is space for a washing machine, tumble dryer and an American-style fridge freezer. The kitchen has a breakfast bar, eye-catching shelving with pan holders and there is a radiator. Additional natural light is provided by the patio doors that lead out onto the garden.

### First floor landing

The spacious landing provides access to all three bedrooms as well as the bathroom.

### Bedroom one

The tastefully decorated, double bedroom benefiting from a two door built-in wardrobe. There is a radiator neatly placed below a uPVC double glazed window that has a lovely outlook towards Dent fell and the surrounding woodland.





### Bedroom two

A second well presented bedroom with a built-in cupboard, radiator, and a uPVC double glazed window to the rear.

### Bedroom three

The third bedroom is currently used as a home office and walk-in wardrobe. The room features a radiator and a uPVC double glazed window that looks out onto the rear garden.

### Bathroom

A beautiful bathroom comprising of a large, curved bath with central mixer tap and shower above. There is a toilet and wall hung wash basin with mixer tap. The bathroom boasts a large, designer column radiator, part tiled walls and eye-catching flooring. There is feature shelving and a uPVC double glazed frosted window.

### Exterior

At the rear of the property, there is a spacious patio area which is ideal for garden furniture in which to sit out and enjoy the sunshine which the garden gets throughout the afternoon and evening. Beyond the patio area, is a spacious area of garden which is laid with a mix of colour gravel. There is gated access to both the rear and the side of the garden, to the lane, and there is a useful yard area to the side perfect for storage. The whole garden is securely fenced around, making it suitable for anybody with young children or pets.

### TENURE

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

### COUNCIL TAX BAND A

### EPC E

### LOW FEES, LOCAL EXPERTISE

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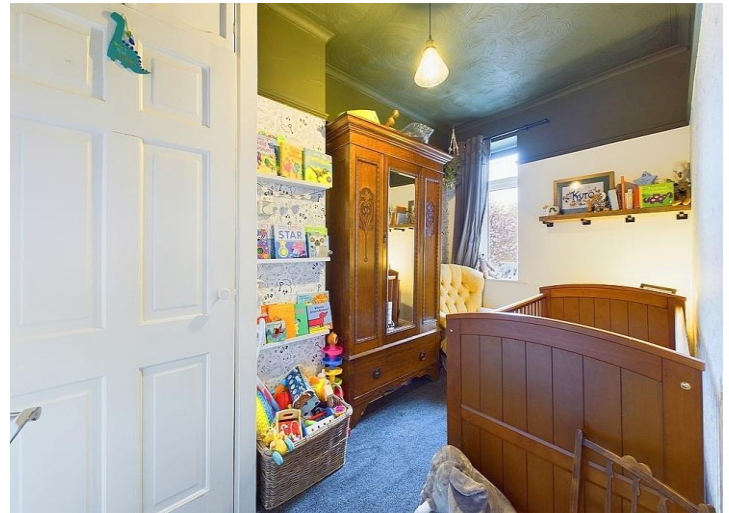


## MORTGAGES

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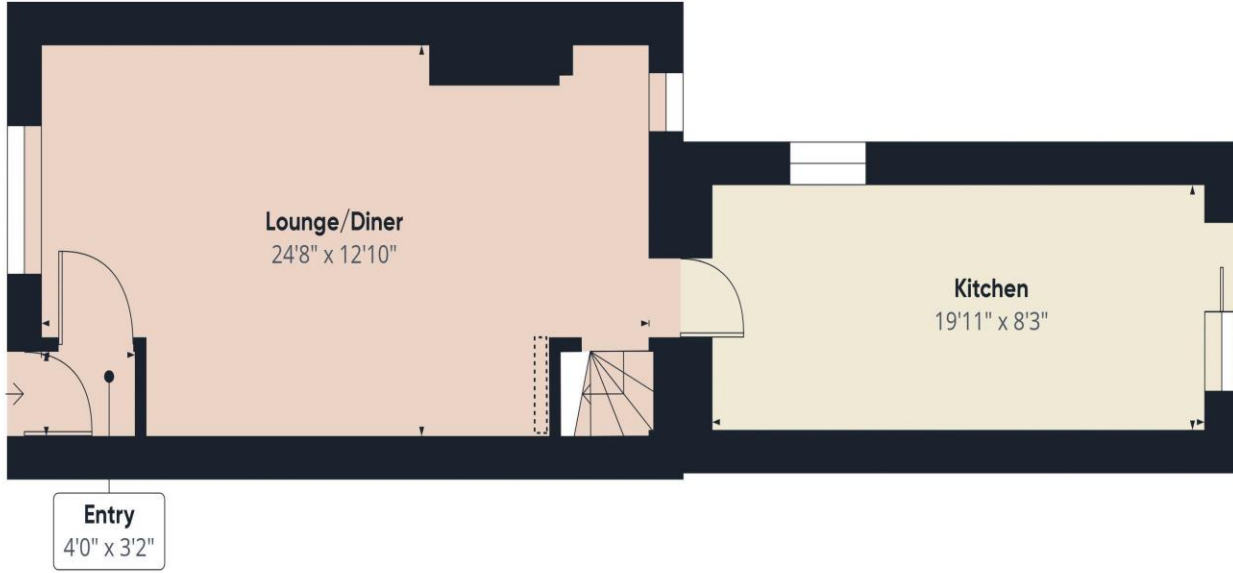
## NOTE

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.









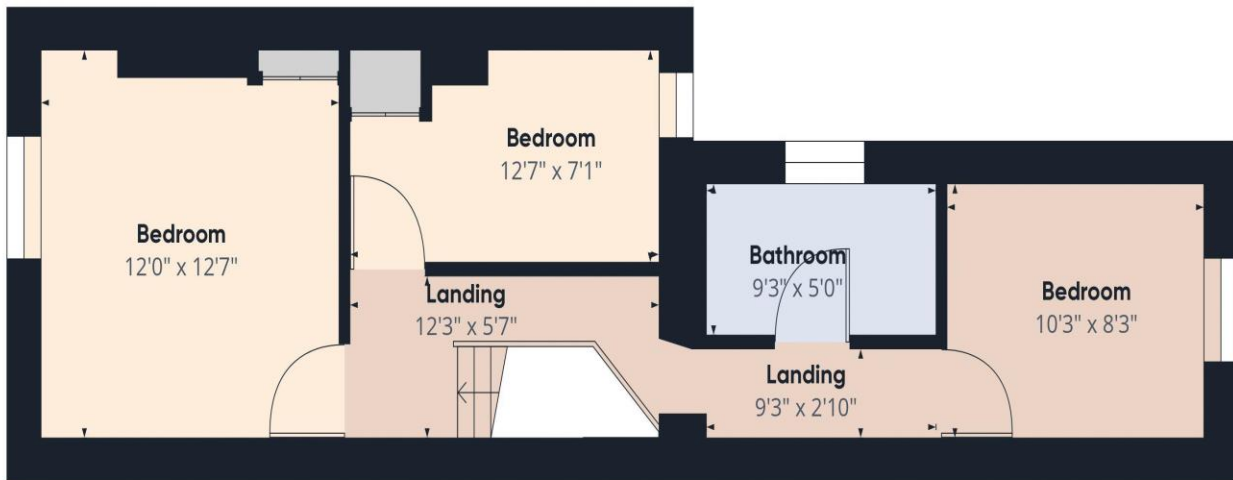
Ground Floor

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

947.48 ft<sup>2</sup>

Reduced headroom

1.71 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

⌈⌋ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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