



Set at the end of a quiet cul-de-sac

Spacious open plan kitchen and diner

Versatile sunroom set in rear garden

Numerous schools within easy reach

Delightful, private, suntrap garden

Good sized lounge with French doors

Stylish first floor bathroom suite

Offers good value for money

Set at the end of this quiet cul-de-sac is this three-bedroom home. The property offers good value for money and will be an excellent choice for a first-time buyer, couple or, with three bedrooms, also a family. The property has a spacious area to the front, currently laid with easy maintenance gravel but a drive could be added here, if desired. To the rear there is a spacious, sun trap garden which is a lovely place in which to relax and enjoy the warmer months. Within the property there is a front porch that leads through to the hallway. There is a lounge boasting French doors that lead to a sunroom. Sunroom runs along the length of the rear of the property, looks directly onto the rear garden, and is a lovely addition to the property. There is a generously sized and modern open plan kitchen and diner. Heading up to the first floor you will find three bedrooms and a stylish shower room. This numerous schools are within easy reach including St Gregory & St Patrick's Community School which is just a few minutes walk away. St Begg's Catholic Junior School and Valley Primary School and Nursery are also within easy walking distance. The town centre is just a 15 minutes walk or can be reached in just a couple of minutes by car. To fully appreciate all this property has to offer including its quiet location and private garden please contact our office.

ACCOMMODATION

Front Porch

The front porch is accessed via a half glazed uPVC door and benefits from numerous windows which provide plenty of light. A uPVC door with a large glazed panel leads to the hallway and also allows plenty of natural light.

Hallway

The hallway provides access to the lounge, kitchen/diner and there are stairs to the first floor landing.

Lounge

This generously sized room has lots of natural light by the uPVC double glazed window to the front and the French doors that lead out to the sunroom. The room benefits from a modern electric heater.



Sunroom

A fabulous addition to the property is a spacious sunroom which enjoys a delightful outlook onto the rear garden. There is a uPVC door to the garden and also a door leading through to the kitchen.



Kitchen/Diner

This modern kitchen has a range of cream wall and base units with a complementary worktop and matching splash backs. There is a built-in electric oven and grill with a separate induction hob, black glass splash back and extractor canopy above. There is space for a breakfast or dining table and chair set to one end of the room. The room has a uPVC double glazed window and also one to the rear looking out onto the garden. There is a stainless steel sink with drainer board and mixer tap. The kitchen has plenty of storage space and also some additional cupboards under the stairs.

First Floor Landing

The landing benefits from a built-in cupboard, modern heater and a uPVC double glazed window to the rear.

Bedroom One

A generously sized double bedroom with a built-in cupboard, heater and a uPVC double glazed window to the front.

Bedroom Two

The second bedroom benefits from a built-in cupboard, heater uPVC double glazed window to the front.

Bedroom Three

The third bedroom would also make an ideal home office or dressing room. There is a heater and the uPVC double glazed window looks out onto the rear garden.



Bathroom

The modern bathroom comprises of a bath with glass screen, mixer tap and shower above. There is a WC and wash basin with waterfall mixer tap set over a vanity unit providing storage. The room has plenty of natural light with two uPVC double glazed frosted windows.

Exterior

To the front of the property there is large area of gravel and it may well be possible to add a drive here, if desired. There is access up the right-hand side of the property to the rear garden. The rear garden is quite delightful and feels very private. The garden has block paving and a path which leads up through the centre to a patio at the rear of the garden. There is plenty of choice of where to put garden furniture. The garden is fenced in walled around and backed by mature trees providing attractive outlook.

TENURE

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

COUNCIL TAX BAND

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LOW FEES, LOCAL EXPERTISE

First Choice Move is an award winning, family run, independent estate agent service in Cumbria. We pride ourselves in offering value for money whilst providing the very highest level of service. To make sure your property stands out from the crowd we use the latest technology and marketing techniques. We can produce drone footage, 3D tours, and beautiful, professionally edited photography. We are a small, dedicated team, locally based at Lillyhall and every property has a member of the team there to help you from start to finish. We are well known for our 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 clients. Not only could we save you a fortune, but our clients also love our extended open hours, 7PM during the week and 5PM on Saturdays.

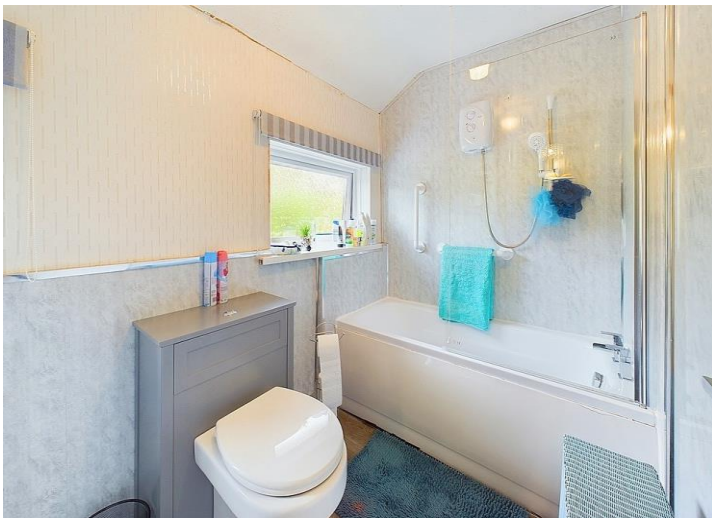


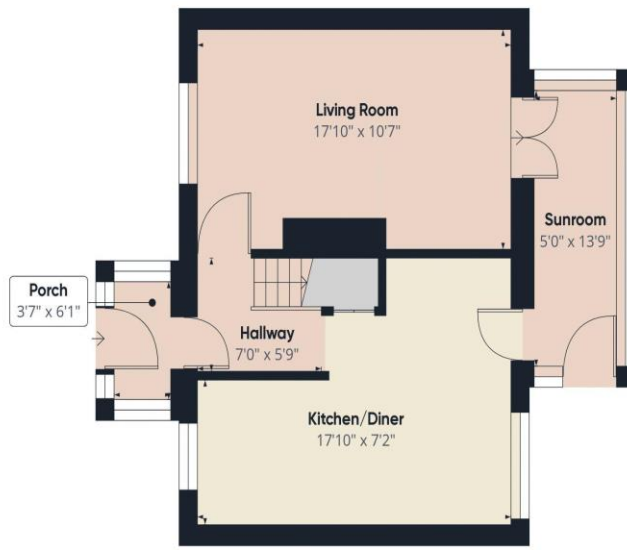
MORTGAGES

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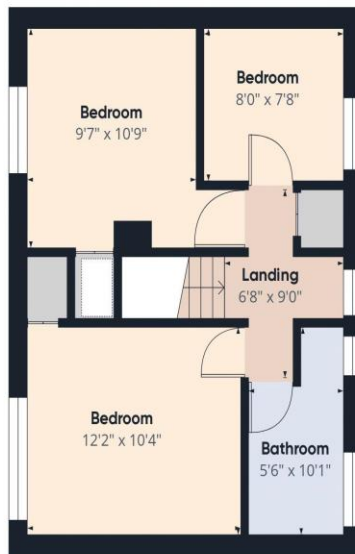
NOTE

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



Floor 1



Approximate total area⁽¹⁾
939.11 ft²

(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.

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