



Sold with no forward chain

An ideal investment opportunity

Kitchen features a separate utility room

Spacious, sun trap garden to the rear

Offers good value for money

Benefits from two versatile reception rooms

Boasts two double bedrooms

Quiet village location

Offered for sale with no forward chain is this traditional terraced home. The property is located in the quiet village of Frizington and the property has had some recent upgrades including a new front door, some new flooring laid and has been redecorated. The property would make an excellent buy to let, with an estimated yield of around 8%. It may also attract the attention of a first-time buyer or perhaps somebody looking for a lock up and leave holiday home. The property has two reception rooms, the first makes an ideal lounge or dining room. The second reception room is slightly larger and adjoins the kitchen. Beyond the kitchen, there is a utility room which leads out to the rear garden. To the first floor, the landing provides access to both bedrooms, both of which are doubles and one has a feature fireplace. The second bedroom leads through to the spacious shower room. At the rear of the property, there is a spacious garden which is quite the sun trap and is fenced around. Viewing is essential to see the potential on offer.

ACCOMMODATION

Lounge

The lounge is entered via a uPVC door with frosted glass panels that has recently been installed. The room features modern, laminate flooring, a radiator and a uPVC double glazed window to the front. Leads to an inner hallway



Inner hallway

Provides access to the dining/sitting room and there are stairs to the first floor landing.

Dining/sitting room

This versatile second reception room could be used for a variety of purposes. It is next to the kitchen so makes an ideal dining room but could equally be used as the main lounge if desired. There is a continuation of the modern laminate flooring found in the lounge. The room also has an under stairs storage cupboard, a radiator and a uPVC double glazed window.

Kitchen

The kitchen incorporates a range of wall and base units with a complementary worktop and tile splash back. There is a built-in electric oven with a separate gas hob and extractor in place above. There is a sink with drainer board and mixer tap, set below a uPVC double glazed window that looks out onto the rear garden. There is a radiator in place and a fully glazed door leads to the utility.



Utility

The utility room has tiled flooring, and space for a washing machine and tumble dryer. There is a handy work top and space for a fridge freezer. Provides access to the garden.

First floor landing

The landing provides access to both bedrooms.

Bedroom one

A double bedroom benefiting from an eye-catching original fireplace. There is a radiator and a uPVC double glazed window to the rear.



Bedroom two

A double bedroom with a built-in cupboard, a radiator and a uPVC double glazed window looking out to the rear. Leads to the shower room.

Shower room

The spacious shower room comprises of a shower, with twin sliding doors, the shower control is set on an easy clean PVC surround. There is a wash basin with mixer tap and a toilet. The room has a chrome heated towel rail and a cupboard which houses the combi boiler. A uPVC double glazed frosted window provides plenty of natural light.

Exterior

At the rear of the property there is a spacious, sun trap garden. There is a decked area which leads out onto a lawn. The garden is fenced around and has gated access at the rear.

TENURE

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

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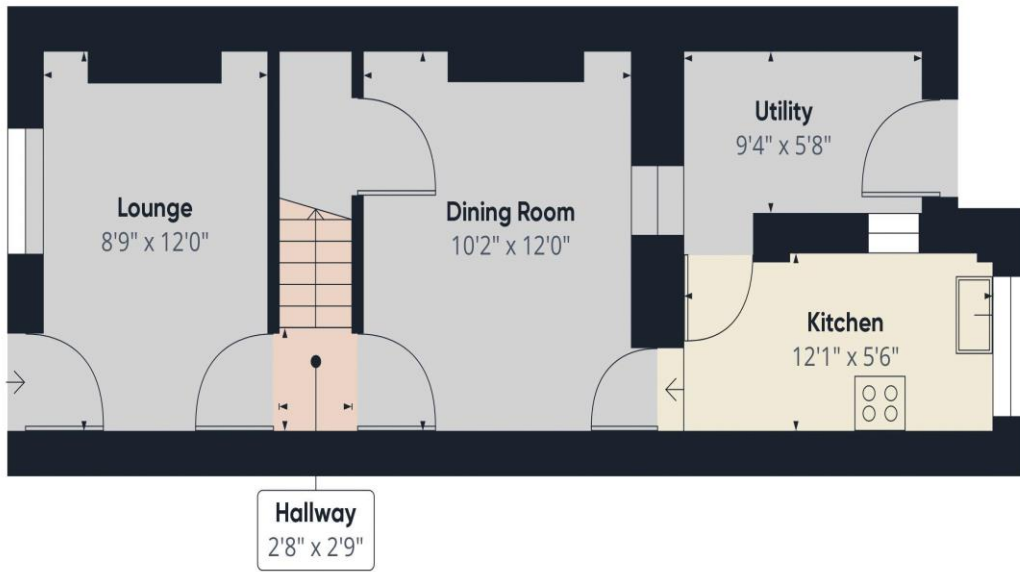
MORTGAGES

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NOTE

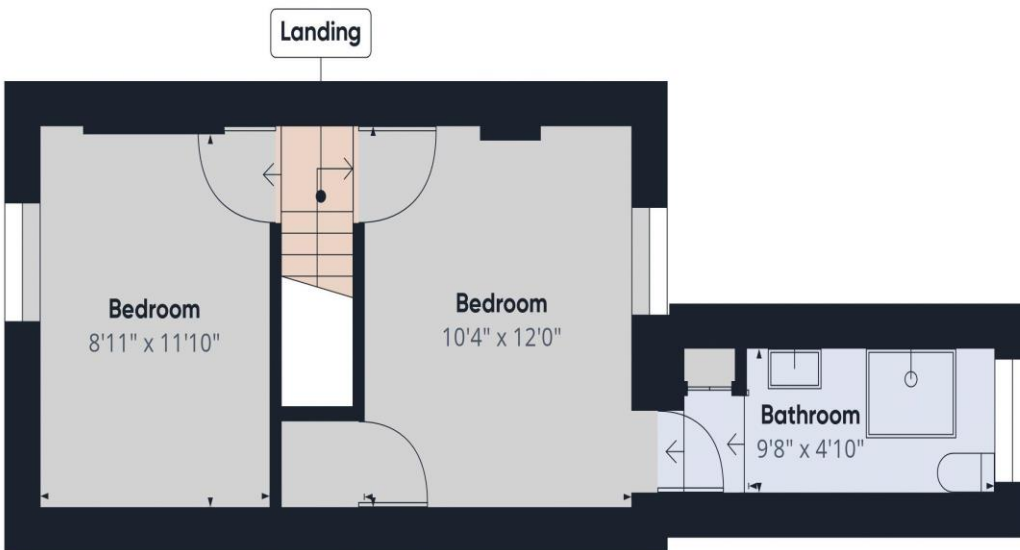
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Ground Floor

Approximate total area⁽¹⁾
701.61 ft²



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.

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