



Beautifully presented from top to bottom

Stylish kitchen/diner with French doors

Master bedroom boasts fitted wardrobes

Eye catching yet low maintenance garden to the rear

Tarmac driveway for two cars

Immaculate and incredibly stylish

Lovely lounge with feature panelling

Three well presented bedrooms

Stunning bathroom, ensuite and WC

Popular village location

Located in the popular village of Dearham, is this fabulous and beautifully presented, three bedroom home. The village of Dearham, has long been a popular place to live with numerous amenities including a garage, post office, pubs, and shops. Dearham Primary School is also just a short walk away. The property would be a perfect home for first time buyers or perhaps those looking to climb up the property ladder. It is clear, the current owners love this property as it is sold, meticulously maintained. Stepping inside you'll find yourself in the hallway, which leads through to a lovely lounge with feature wood panelling. Beyond the lounge you will find the stylish, open plan kitchen and diner which is in superb condition and boasts French doors, with fitted blinds that lead out to the rear garden. The ground floor also has a handy downstairs WC. Heading up to the first floor you will find three tastefully decorated bedrooms. The master bedroom boasts fitted wardrobes and a stylish en-suite shower room. The family bathroom is also conveniently located between the bedrooms on the first floor. At the front of the property you will notice the drive, which is laid with tarmac and provides offstreet parking for two cars. There is access around the left hand side of the property to the rear garden. The rear garden has the right blend of attractiveness and ease of maintenance. There is a spacious, decked area, perfect for seating or entertaining and artificial grass is ideal for those with pets or for children to play. At the bottom of the garden there is a useful shed where you can house garden equipment. The garden is securely fenced around and with gated access making it an ideal choice for anybody who has pets or young children. To fully appreciate this fabulous home please call the office and we will arrange a viewing.

ACCOMMODATION

Hallway

The hallway is accessed via a stylish composite door with frosted glass panels. There is modern flooring, a radiator, and a useful double socket. The hallway leads to the lounge, WC and there are stairs heading up to the first floor.

Lounge

As soon as you step into the lounge, you'll notice the eye catching wood paneling which creates a lovely, homely feel. There are connections for a flat screen wall mounted TV, decorative coving and the floor has a continuation of the stylish flooring found in the hallway. A radiator provides plenty of warmth and there is an under stairs storage cupboard. A uPVC double glazed window looks out to the front of the property and allows in plenty of natural light.



Kitchen/diner

This lovely kitchen is in fantastic condition and incorporates a range of wall and base units, with contrasting worktop, matching up stands and tile splash back's above. There is a built in electric oven, with separate gas burning hob and a stainless steel extractor canopy above. A 1.5 composite sink and draining board with mixer tap, is set below a uPVC double glazed window. To the other side of the kitchen, you will find plenty of space for a dining, or breakfast table and chair set. There are two independently controlled ceiling lights, a radiator and uPVC French doors with fitted blinds, allowing additional natural light, lead out to the rear garden.



WC

Even this room is stylish, with its attractive flooring and tasteful decor. There is a toilet, corner wash basin with mixer tap and tile splash back. The room also has a radiator and a uPVC double glazed frosted window.

First floor landing

The landing benefits from a linen cupboard and a uPVC double glazed frosted window allows in natural light. The landing leads to all three bedrooms, the bathroom, and the loft.



Master bedroom

The tastefully decorated bedroom boasts a three door fitted wardrobe, which provides fantastic storage. There are connections for a flat screen wall mounted TV so you can relax in bed and watch your favourite channels, the bedroom also features a large cupboard. A radiator is neatly placed below a uPVC double glazed window, with views out over the front of the property. Leads to the master en-suite.

Master en-suite

As you would expect, the en-suite is in excellent condition and comprises of a shower cubicle, with the shower control set on a tile surround. There is a toilet and pedestal hand wash basin with mixer tap. The shower room has an extractor, part tiled walls, a radiator, and a uPVC double glazed frosted window.

Bedroom two

The second, tastefully decorated bedroom has a radiator and a uPVC double glazed window to the rear.

Bedroom three

Currently used as a home office, the third bedroom has laminate flooring, a radiator and a uPVC double glazed window looking out onto the rear garden.

Exterior

At the front of the property, there is a driveway which provides off-street parking for two cars. There is access via a gate, along the left hand side of the property. At the rear, you will find a pleasant, low maintenance garden with a large area of artificial turf and a spacious decked area, perfect for entertaining or just relaxing. The garden also has a large garden shed which is perfect for all your storage needs.

TENURE

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

COUNCIL TAX BAND B

EPC B



LOW FEES, LOCAL EXPERTISE

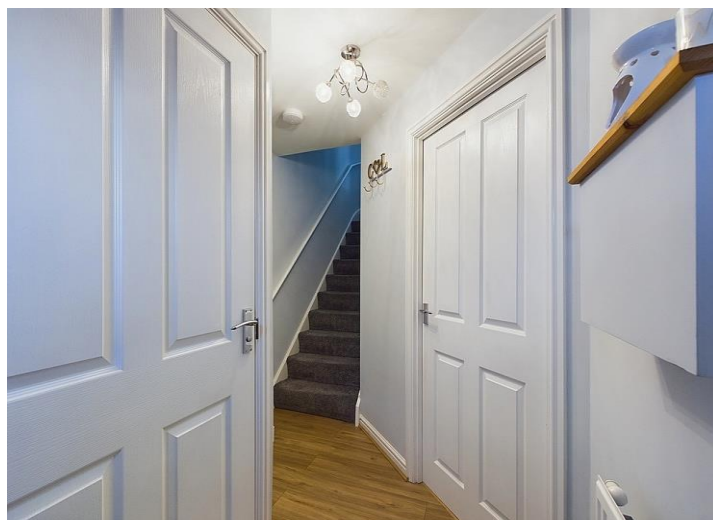
We are pleased to offer a family run, independent estate agent service in Cumbria, offering property sale services without the premium charges of high street estate agents. We have a range of low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown 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.

MORTGAGES

Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for re-mortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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 www.firstchoicemove.co.uk

