



Easy access to Cockermouth and the lake district

Traditional terrace with cottage feel

Offered for sale with no forward chain

Open plan lounge diner

Two double bedrooms

Popular village location

Offered for sale with no forward chain, is this lovely, two bedroom, traditional terraced home. Situated on the outskirts of the quiet village of Dearham, this property has a cottage style charm and would suit a range of buyers. From first time buyers, couples, or maybe someone looking for a second home close to the lakes. The village has numerous local amenities and also provides access to the nearby towns of Cockermouth and Maryport. The Solway Firth coast and the stunning North Western Lake District are also just a short drive away. The local village school had an outstanding rating from Ofsted. There is a hallway, spacious open plan lounge/diner and a well presented kitchen. To the first floor there are two double bedrooms and a shower room. Externally the property enjoys a low maintenance rear yard, with gated access. Internal viewing is highly recommended.

ACCOMMODATION

Lounge 13' 2" x 15' 1" (4.01m x 4.59m)

Spacious well presented lounge, entered through a modern uPVC double glazed door with frosted glass panels. An electric fire is set into a tiled inset with stone hearth and decorative wooden surround. There is bespoke exposed stonework, a uPVC double glazed window overlooking the front of the property and two double panel radiators with picture rail and stairs to the first floor. Provides access into the kitchen.

Kitchen 12' 0" x 8' 4" (3.65m x 2.54m)

Contemporary modern kitchen, with a range of cream wall and base units, complementary wood effect work surfaces and tiled splash backs. A ceramic sink and drainer unit with mixer tap, space for freestanding electric oven with integrated extractor hood above and plumbing for a washing machine. Wood effect ceramic tile flooring, exposed ceiling beams, a uPVC double glazed window overlooking the rear of the property with a uPVC double glazed door with patterned glass leading out onto the rear yard.

First floor landing

With loft access to the ceiling, provides access into the shower room and two double bedrooms.

Bedroom one 8' 2" x 12' 0" (2.49m x 3.65m)

Good-sized, well presented, double bedroom. Two uPVC double glazed windows, which enjoy the beautiful view of the Cumbrian fells, with double panel radiator below and a neutral décor with exposed stonework.

Bedroom two 10' 1" x 9' 1" (3.07m x 2.77m)

Second well proportioned double bedroom, with modern neutral décor, exposed stonework, large built-in storage cupboard with hanging rails and shelving. Picture rail, TV aerial point, uPVC double glazed window overlooking the front of the property with double panel radiator below.



Shower room 6' 8" x 5' 6" (2.03m x 1.68m)

Modern shower room with a large walk in shower cubicle featuring a mixer shower with controls built into the tiled surround and sliding, curved glass, door. Pedestal sink and WC with handy built-in storage cupboard, part tiled walls, double panel radiator.

Externally

To the rear of the property is a pleasant yard with raised borders, gravel and patio area with gated access.

TENURE

We have been informed by the vendor the property is freehold

COUNCIL TAX BAND A

EPC C

LOW FEES, LOCAL EXPERTISE

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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.

