



**Fabulous home for first time buyers, couples or families**

**Attractive yet low maintenance garden to the rear**

**Beautifully presented and spacious lounge**

**Benefits from a master en-suite shower room**

**Three light and airy bedrooms**

**Offers great value for money**

**Stylish bathroom plus downstairs WC**

**Modern kitchen/diner with French doors**

This lovely home is set in a relatively small and attractive development, on the outskirts of the village of Frizington. A superb place in which to explore the western lakes and surrounding fells, which can be reached within a relatively short car journey. The village has a convenience store, post office and there are also St Joseph's Catholic primary School which is within walking distance of the property. The larger towns of Cleator Moor and Whitehaven can be reached in a 5 to 10 minute drive. The property has been well maintained by the current owners and is in excellent condition throughout. There is a hallway which leads to a lovely and spacious lounge with modern, tasteful decor. There is a stylish kitchen/diner with French doors that open out to the rear garden. The ground floor benefits from a WC. Heading up to the first floor there are three tastefully decorated bedrooms with the master bedroom boasting an en-suite shower room. The stylish family bathroom is by the bedrooms on the first floor. Not only does the property have plenty to offer inside but outside there is also a driveway to the front providing plenty of off street parking. At the rear there is an attractive, low maintenance, garden with a choice of seating areas including a patio area by the French doors and a gravel seating area towards the top of the garden. The property will be an excellent choice for a variety of buyers whether you are a first time buyer, couple or with its three bedrooms a family. Call the office to arrange your viewing and appreciate the value for money the property offers.

## ACCOMMODATION

### Hallway

The hallway is accessed via a composite door with a frosted glass panel. Benefits from LVT flooring, handy double socket point and a radiator. Leads to the lounge and the downstairs WC.

### Lounge

This lovely room features the stylish LVT flooring which has a wood effect. There are connections for flatscreen, wall mounted, TV on the centre of the main lounge wall. There are two radiators which provide plenty of warmth and uPVC double glazed window looks out to the front of the property. There is a door through to the kitchen/diner and stairs to the first floor landing.



### Kitchen/diner

This stylish fitted kitchen is in excellent condition and comprises of: a range of wall and base units, contrasting worktop and matching up stands. There is a built in electric oven with a separate gas hob, stainless steel splash back and an extractor canopy above. A stainless steel sink with drainer board and mixer tap is set below a uPVC double glazed window that looks out onto the rear garden. The dining area has space for a dining table or breakfast table and chair set. There is an under stairs storage cupboard, a radiator and uPVC French doors allow in extra natural light and leads out to the rear garden.



### WC

There is a continuation of the LVT flooring found in the hallway, a toilet and a corner pedestal hand wash basin with tiled splash back. There is also a radiator and a uPVC double glazed frosted glass window.

### First floor landing

The landing has power points, a handy airing cupboard, a uPVC double glazed window and leads to all three bedrooms and the family bathroom.

### Master bedroom

A well presented, double, bedroom boasting an en-suite shower room. The bedroom has a radiator and a uPVC double glazed window with views towards Dent fell.

### Master en-suite

Here you will find a shower cubicle with folding door and stylish tiled surround. There is a toilet and a pedestal hand wash basin with tiled splashback. A radiator provides plenty of comfort and there is an extractor fan.



### Bedroom two

A second double bedroom with a radiator and a uPVC double glazed window looking down onto the rear garden.

### Bedroom three

A well presented third bedroom, with a radiator and a uPVC double glazed window with views to the front of the property.

### Bathroom

A stylish bathroom comprising of: a bath with tiled surround, a toilet and a pedestal hand wash basin with tiled splashback. There is a radiator, an extractor fan and a uPVC double glazed frosted glass window.

### Exterior

At the front of the property there is a driveway providing off street parking for two cars. There is access along the right hand side of the property to the rear garden where you will find a pleasant, low maintenance, garden with a patio area accessed from the French doors of the diner. There is a mixed coloured gravel bed surrounding a spacious area of artificial turf. Towards the bottom of the garden you will find a larger mixed coloured gravel bed, which makes an ideal seating area. The garden is securely fenced around making it a perfect choice for anybody with children or pets.

### TENURE

We have been informed by the vendor the property is leasehold with 143 years remaining and ground maintenance fees of around £300.00 per annum.

### COUNCIL TAX BAND B

### EPC TBC

### 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.







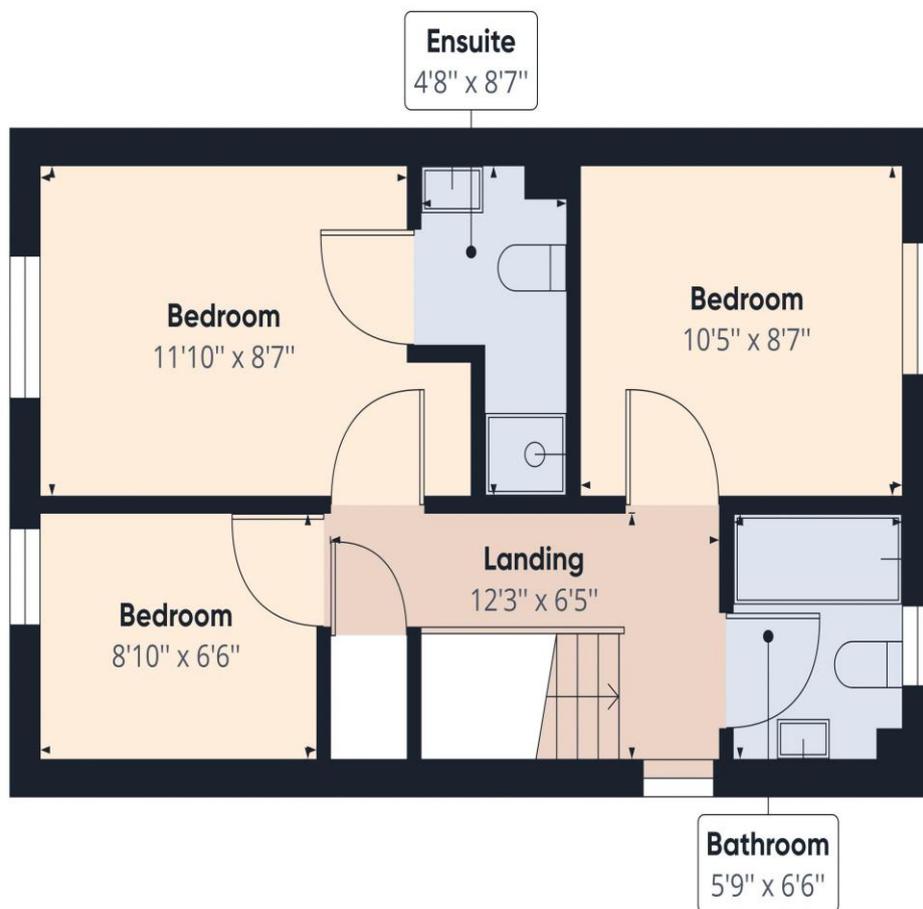
Approximate total area<sup>(1)</sup>  
410.63 ft<sup>2</sup>

(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.

GIRAFFE360

Ground Floor



Approximate total area<sup>(1)</sup>  
382.44 ft<sup>2</sup>

(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.

GIRAFFE360

Floor 1