



Beautiful, open, countryside and fell views

Quiet village location

Contemporary modern kitchen diner

Two spacious double bedrooms

Offers excellent value for money

Recently redecorated throughout

Lovely, tastefully decorated lounge

Stylish shower room, new shower fitted 2023

New boiler installed in 2023

Ideal first home or holiday let

Boasting stunning views over open countryside and towards the picturesque Cumbrian fells and backing onto open fields to the rear. Arlecdon Road is a well presented terraced property, which is ideal for first time buyers, buy to let investors, someone looking to down size in a peaceful village location or someone looking to own a holiday home close to the fells. The property is situated in the quiet, semi-rural, residential village of Arlecdon and is just a short drive to Cumbria's uncommercialised Western Lakes. The property has been redecorated throughout and benefits from a new boiler installed in 2023. Accommodation comprises briefly of: entrance vestibule, bright and airy lounge, modern contemporary kitchen/diner, utility room and a good sized shower room, with new shower fitted in 2023. To the first floor there are two, well presented, good size, bedrooms with the master boasting an ensuite WC and stunning views to the front of the property. The property also benefits from an external utility room to the rear, which has plumbing for washing machine and space for tumble dryer. Externally, to the rear, the property benefits from a lovely low maintenance garden, which offers stunning views. There is an elevated patio area, which leads to a well maintained lawn, also to the rear there is a lovely decked seating area. Internal viewing is highly recommended.

ACCOMMODATION

Entrance vestibule

Entered through a modern uPVC double glazed door with frosted patterned glass panel. Provides access into the lounge through a wooden glazed door.

Lounge

A well presented, bright and spacious, lounge with feature gas fire set into the chimney breast. There is decorative coving, built-in recessed shelving with TV point, uPVC double glazed window overlooking the front of the property, double panel radiator and decorative wall lights. Provides access to the first floor via the stairs and into the kitchen diner.

Kitchen diner

Contemporary, modern, kitchen diner. Featuring a range of wood effect wall and base units, contrasting work surfaces, tiled splash backs, built-in electric oven, electric hob. A stainless steel sink and drainer unit with mixer tap, space for an under counter fridge and ample space for table and chair set. There is a uPVC double glazed window overlooking the rear garden and there is a double panel radiator. Provides access into the utility.

Utility

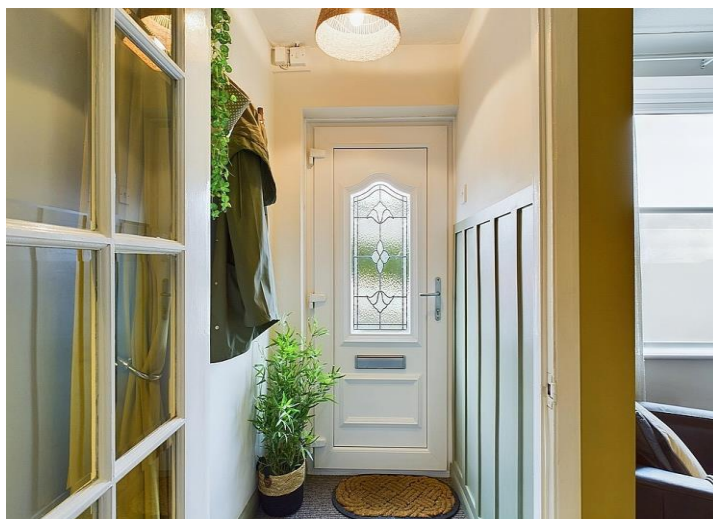
A useful rear utility with worktop with plumbing for dishwasher or washing machine below and space for an undercounter fridge. With wall mounted units to match the kitchen, built-in wine rack, single panel radiator and a uPVC double glazed door with frosted glass which leads out to the rear garden. The utility also provides access into the shower room.

Shower room

This rather stylish shower room comprises of a walk in shower with glass screen and a new shower was installed in 2023. There is a wash basin with mixer tap over a two door vanity which provides storage. There is also a WC, partially tiled walls, radiator and a UPVC double glazed frosted window.

First-floor landing

With decorative wall mounted lighting and loft access to the ceiling. Provides access into two bedrooms.



Master bedroom

Generously proportioned, recently decorated, double bedroom. Enjoying a beautiful open countryside view to the front of the property via the uPVC double glazed window with single panel radiator below. There is decorative coving to the ceiling and a useful built-in storage cupboard. The master bedroom also benefits from an ensuite WC.

Walk in closet/dressing room

A useful walk in closet, with clothes rail and vanity unit, providing plenty of storage.

Bedroom two

With useful over stairs built-in storage cupboard, this spacious double bedroom has a uPVC double glazed window which enjoys a beautiful, uninterrupted, countryside and fell view. Looking over the rear garden with double panel radiator below.

External utility

With part tiled walls, counter top and wall mounted cupboards. Housing the boiler with water supply, lighting and tiled flooring.

Externally

To the rear of the property, there is the useful outside utility room which houses the combi boiler and also has plumbing for a washing machine and space for tumble dryer if desired. The elevated patio leads to a large rear garden, which is mostly laid to lawn with mature shrubs. With raised decking and the recent addition of new fencing, the garden is ideal for enjoying the peace and quiet as it backs onto open fields.

TENURE

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

COUNCIL TAX BAND A

EPC D



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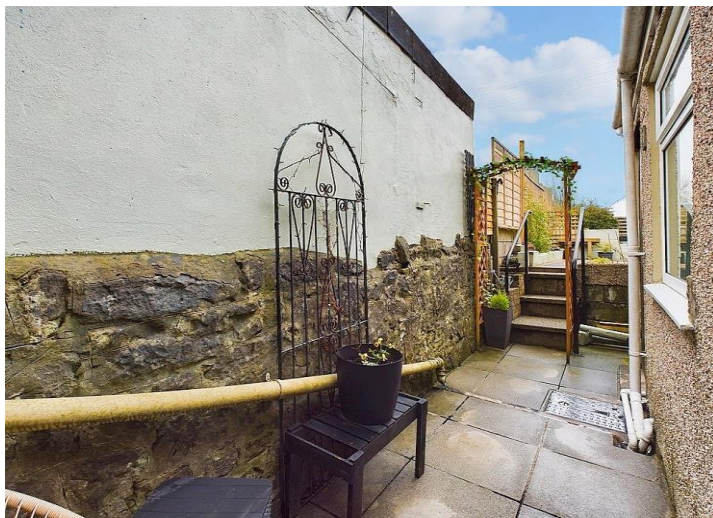
MORTGAGES

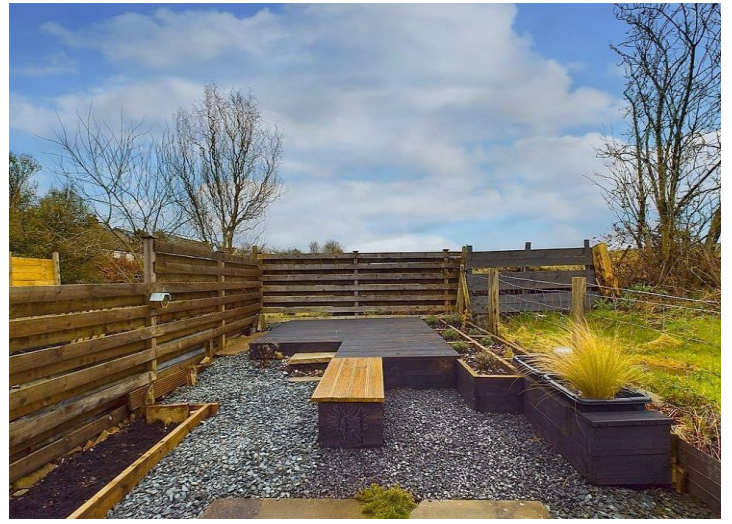
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NOTE

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.

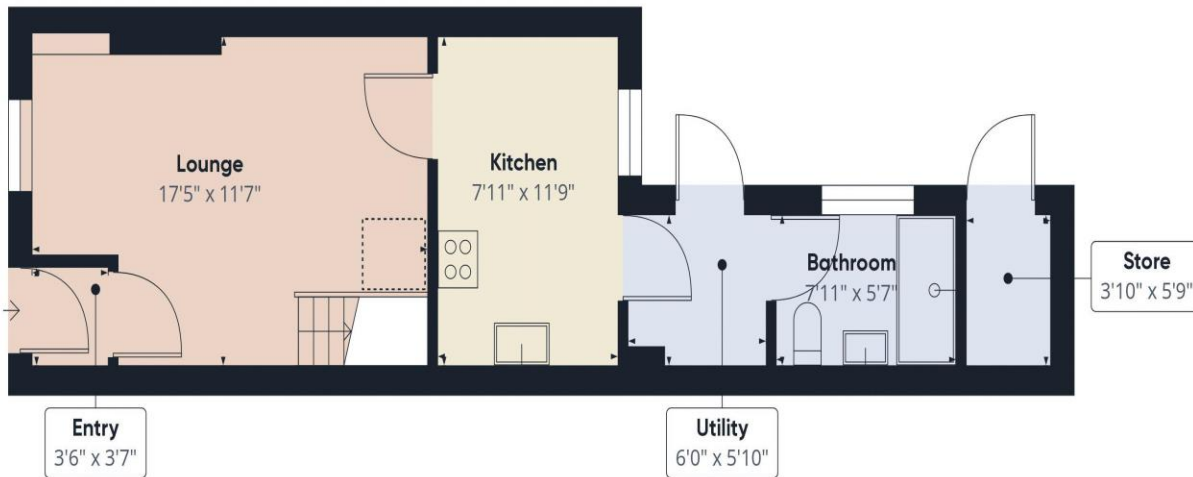






First Choice Move Ltd. registered in England and Wales Number 0767776 VAT number 118201945
Registered office and postal address:
GATE HOUSE, HALLWOOD ROAD, LILLYHALL, WORKINGTON, CUMBRIA. CA14 4JR

Tel: 01900 837 804 Tel: 01946 413 001 Email: admin@firstchoicemove.co.uk www.firstchoicemove.co.uk



Ground Floor



Floor 1

Approximate total area⁽¹⁾
670.41 ft²

Reduced headroom
7.01 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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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