



**Offered for sale with no forward chain**

**Traditional terraced property**

**Close to the picturesque, Cumbrian coastline**

**Walking distance to local amenities**

**Perfect, second home, close to the lakes**

**Three double bedrooms**

**Village location**

**Spacious open plan lounge diner**

**Four piece bathroom suite**

**Ideal for first time buyers**

Offering great value for money and with no forward chain, is this spacious, three bedroom home. The property is located in the popular village of Frizington, and would be well suited to a first time buyer, couple, or a family, with its three double bedrooms. It may also attract the attention of an investor, or perhaps, as a second home, close to the Cumbrian fells. The property is within walking distance of local shops and Frizington community primary school. The village is just a short drive away from the quieter, less commercialised western lakes, and surrounding fells. Not only that but the picturesque Cumbrian coastline, can be reached with a 15 minute car journey. The harbour town of Whitehaven with its wide range of variety of amenities can be reached with a short car journey. The accommodation briefly comprises entrance vestibule, which leads to a spacious, open plan, dual aspect, lounge, and dining room, with a lovely feature fireplace. There are open stairs to the first floor. There is a generously sized kitchen, which leads to a rear hall and then onto a bathroom, which boasts a four piece suite. Heading up to the first floor, you will find three generously proportioned double bedrooms, which are all well presented and there is a good size yard to the rear, with gated access. Viewing is recommended to appreciate the accommodation on offer.



## ACCOMMODATION

### Entrance vestibule

Entered through a uPVC double glazed door with frosted glass panel. There is decorative panelling to the wall, a frosted glass window into the lounge, and a wooden frosted glass door leads into the open plan lounge diner.

### Open Plan, lounge diner

A spacious, well presented dual aspect, lounge diner. The lounge area has a uPVC double glazed window which overlooks the front of the property. There is an open staircase to the first floor and a radiator. To the dining area, is a lovely, contemporary fire suite with gas fire which is currently capped, set into a marble hearth and stylish wooden surround. There is decorative coving, a uPVC double glazed window overlooking the rear of the property, and a radiator. Provides access into the kitchen.



### Kitchen

The kitchen has a range of hand-painted, wall and base units, with tiled splashbacks and complementary work surfaces. There is a stainless steel sink and drainer unit with mixer tap, and plumbing for a washing machine and space for a tumble dryer below. There is space for freestanding oven and the kitchen benefits from under cabinet lighting, tiled flooring, and panelling to the ceiling. A uPVC double glazed window overlooks the rear of the property, and there is access into the rear hall.



### Rear hall

The rear hall has a uPVC double glazed door, with frosted glass, which leads out onto the rear of the property. There is decorative coving and tiled flooring, with access into the bathroom.

### Bathroom

The contemporary modern bathroom, has a four piece suite, which briefly comprises of pushbutton flush toilet, a pedestal sink, corner shower cubicle, and a bath, set into a recessed area. The bathroom features tiled flooring, part tiled walls, a radiator, and a uPVC double glazed window with frosted glass.





## First floor landing

The landing provides access into all three bedrooms.

## Master bedroom

Beautifully presented, light and spacious master bedroom, with painted wooden floor, neutral décor, a radiator, and a uPVC double glazed window which overlooks the front of the property.

## Bedroom two

This light and airy double bedroom benefits from fitted wardrobes, offering excellent storage. There is contemporary, modern décor, and a uPVC double glazed window overlooking the rear of the property.

## Bedroom three

The third bedroom is another generous double, with neutral décor, decorative coving, a radiator, and a uPVC double glazed window which overlooks the rear of the property.

## Externally

To the rear of the property is a low maintenance rear yard with gated access.

## TENURE

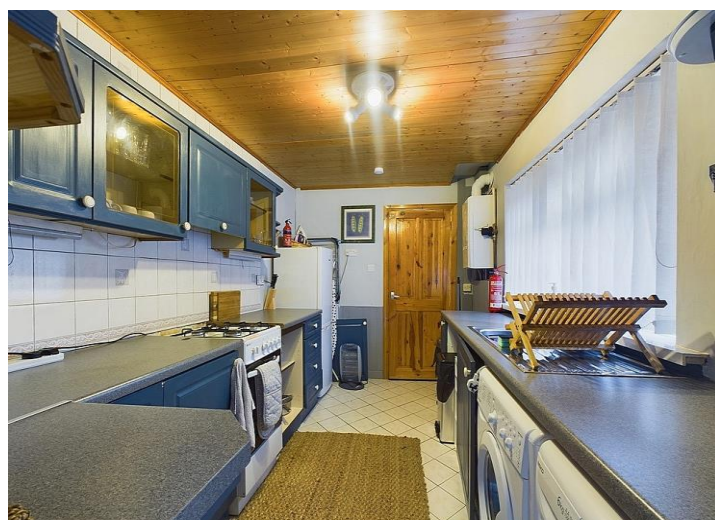
We have been informed by the vendor that the property is freehold.

## COUNCIL TAX BAND A

## EPC D

## LOW FEES, LOCAL EXPERTISE

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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.



