



**Well presented home**

**Ideal for first-time buyers**

**Off-road parking for two cars**

**Open plan kitchen diner with patio doors**

**Master ensuite plus downstairs WC**

**Offered for sale with no forward chain**

**Offered on the low-cost housing scheme**

**Enclosed rear garden**

**Three bedrooms**

**Popular village location.**

This well presented three bedroom home offers excellent value for money, available to buy under the low cost home ownership scheme, the property is ideal for first-time buyers. Located in the popular village of Dearham where there is a well respected school, a garage and numerous shops including a post office. The picturesque Cumbrian coastline and Lake District are all just a short drive away, Dearham also provides easy access to the nearby towns of Cockermouth and Workington which can be reached by car in just a few minutes. The property is well presented throughout with modern, neutral décor and is ready to move into. The accommodation briefly comprises entrance hall, spacious lounge and open plan kitchen diner with patio doors out onto the rear garden. There is also a useful downstairs WC. To the first floor, are three well presented bedrooms, with the master boasting an ensuite shower room. The family bathroom is conveniently located by the bedrooms on the first floor. Externally, the driveway to the front of the property offers off-road parking for two cars. To the rear of the property is an enclosed rear garden, which is mostly laid to lawn, with a patio area and gated access. Viewing is essential to appreciate this lovely home, please call today for further information regarding the low-cost housing scheme.

## ACCOMMODATION

### Entrance hall

Entered through a modern composite door with frosted patterned glass panel. There is neutral décor and a radiator. Provides access to the first floor via the stairs and into the spacious lounge and the downstairs WC.

### Downstairs WC

A useful downstairs WC with a push button flush toilet and corner pedestal sink with tiled splash back. There is a radiator, a uPVC double glazed window and wood effect flooring.

### Lounge

A bright and spacious lounge, tastefully decorated with neutral colours. There is a useful under stairs storage cupboard providing excellent storage, a uPVC double glazed window overlooking the front of the property and a radiator. Provides access into the kitchen diner.



### Kitchen diner

A contemporary, modern kitchen diner with a range of wood effect wall and base units, with contrasting work surfaces and matching up stands. There is a built-in electric oven with stainless steel gas hob and splash back above and a stainless steel extractor hood. A stainless steel sink and drainer unit with mixer tap is set below a uPVC double glazed window, with plumbing for a washing machine below and space for tumble dryer. The kitchen diner features wood effect flooring and to the dining area there is a radiator and uPVC double glazed patio doors which lead out onto the rear garden and provide plenty of natural light.



### First floor landing

Benefiting from a built-in storage cupboard with hanging rails. There is loft access to the ceiling and provides access into three bedrooms and the family bathroom.

### Master bedroom

The well presented master bedroom has tasteful, modern décor, a uPVC double glazed window overlooking the front of the property, with a radiator below and a useful, over stairs built-in storage cupboard with access into the ensuite.



### Ensuite

The ensuite has a modern, white suite which briefly comprises of corner shower cubicle with bi-folding glass door and electric shower. There is a pedestal sink with mixer tap and tiled splash back and a push button flush toilet. The bathroom has a uPVC double glazed window, wood effect vinyl flooring, an extractor fan and a radiator.

### Bedroom two

A second double bedroom with tasteful, modern décor, a uPVC double glazed window overlooking the rear garden and a radiator.

### Bedroom three

A well presented bedroom with neutral décor, a uPVC double glazed window which overlooks the rear garden with a radiator below.

### Family bathroom

The contemporary, modern family bathroom with suite briefly comprising of a bath with mixer tap and handheld shower attachment, a pedestal sink with mixer tap and a push button flush toilet. There is contemporary part tiled walls, wood effect vinyl flooring, an extractor fan, a radiator, and a uPVC double glazed frosted glass window.

### Externally

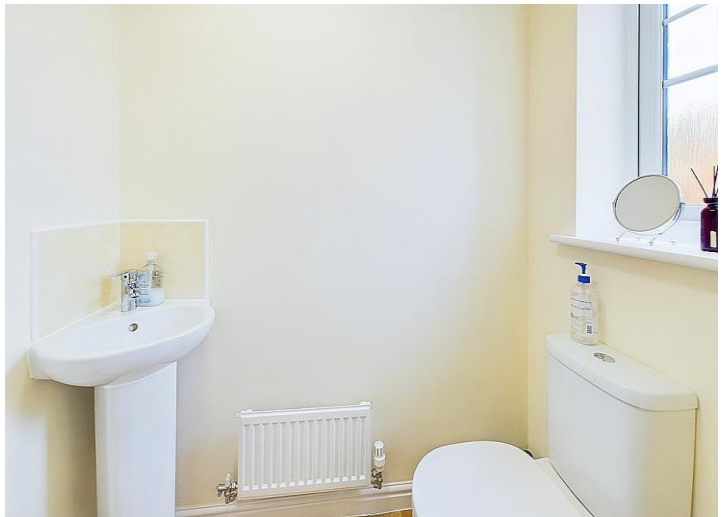
To the front of the property is a driveway providing off-road parking, to the rear of the property is a good size rear garden, mostly laid to lawn and fenced around, with a rear patio and gated access to the side.

### TENURE

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

### COUNCIL TAX BAND B

### EPC B

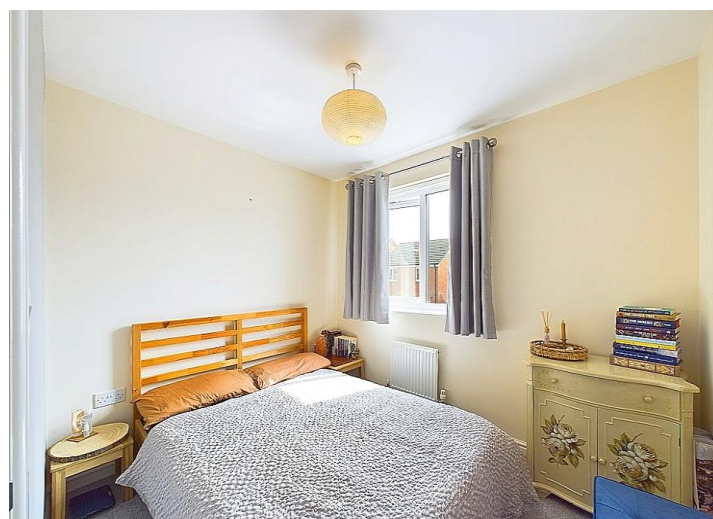


## LOW FEES, LOCAL EXPERTISE

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.

## LOW COST HOUSING CRITERIA

Criteria to meet.

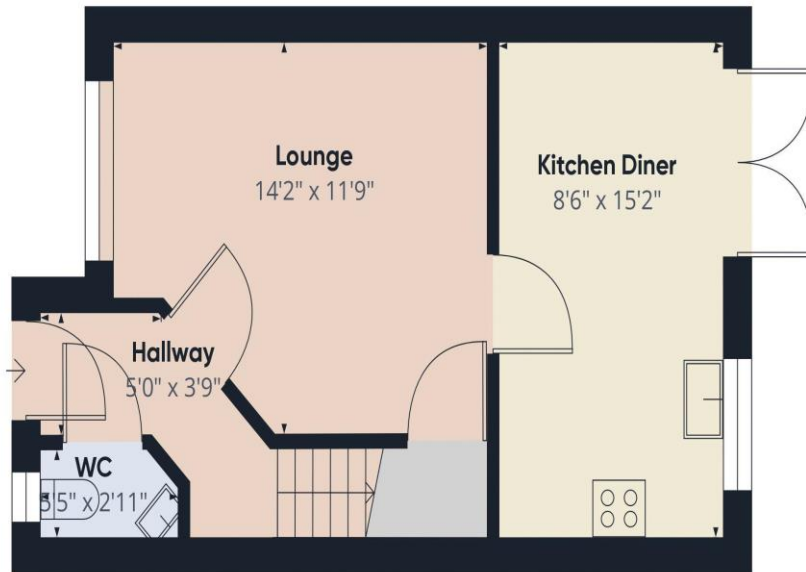
-A discounted sale property must be your sole property.

-Permanent employment in the locality or acceptance of the offer of employment

First 6 weeks: available only to people with a local connection to Dearham  
The next 6 weeks: available to people with a local connection to Dearham and the adjoining parishes  
The next 4 weeks: available to any resident of Allerdale with an affordable need  
After the above 16 weeks: available to any resident of Allerdale.

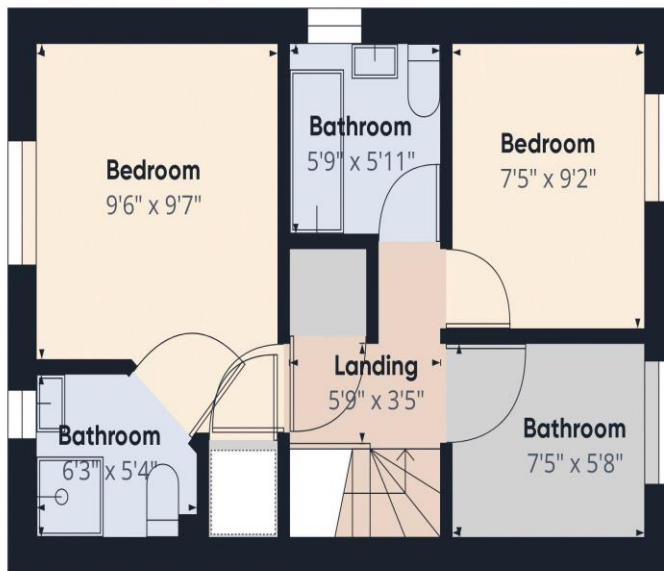
Family association with an existing resident of at least five years residence in the locality. Family association is defined as spouse, civil partner, parent, children and siblings. We will also allow family associations through marriage e.g. step parents, children and siblings  
Resident in the locality for at least five years or Previously resident in the locality for at least three of the last five years.





Ground Floor

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



Floor 1

(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.

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