



**Offered for sale with no forward chain**

**Perfect for first time buyers or investors**

**Walking distance to the train station**

**Spacious open plan lounge/diner**

**Coastal village location**

**Two double bedrooms**

**Traditional terrace property**

**Versatile loft room**

Offered for sale with no forward chain, is this deceptively spacious end terrace property. Set on a quiet side street, in the popular coastal village of Flimby, there are some local amenities, a primary school and the train station is just a stroll away providing easy access to the neighbouring towns of Workington and Maryport. The property would be ideal for first time buyers, couples or perhaps an investor. The accommodation briefly comprises of: entrance hall, spacious light and airy dual aspect lounge/diner, the kitchen to the rear of the property. To the first floor there are two, spacious, well presented, double bedrooms and the family bathroom. From the landing there are stairs to a versatile loft room, which would make a great home office or sitting/ games room. The property also benefits from a new boiler. Externally there is a low maintenance rear yard with artificial grass and gated access. Viewing is essential to appreciate the accommodation on offer.

## ACCOMMODATION

### Entrance

Entered through a uPVC double glazed door with frosted glass panels and a uPVC frosted glass top light. There is access to the stairs and door leading into the open plan lounge/diner.

### Lounge/diner

A spacious, light and airy, dual aspect lounge/diner, which is substantially wider than a standard terrace property, has panels to the walls, a uPVC double glazed window overlooking the front of the property and a double panel radiator below. There is a second uPVC double glazed window to the dining area with a double panel radiator below, new carpeting, decorative coving to the ceiling, two ceiling roses, decorative dado rail and a useful under stairs storage cupboard. provides access into the kitchen.

### Kitchen

A contemporary kitchen, with a range of wall and base units, complementary wood effect work surfaces, built in electric oven with electric hob set into the worktop above and a circular sink with mixer tap. A uPVC double glazed window overlooks the rear of the property and there is wood effect laminate flooring.

### First floor landing

The first floor landing has a single panel radiator and access into the two bedrooms and the bathroom.

### Master bedroom

A light and spacious master bedroom with two uPVC double glazed windows which flood the room with natural light. There is neutral décor, new carpeting and a double panel radiator.

### Bedroom two

A generously sized second double bedroom with a uPVC double glazed window overlooking the rear of the property with a single panel radiator below and an under stairs storage area.



## Bathroom

A contemporary and modern bathroom with suite briefly comprising of: concealed cistern toilet and hand wash basin with mixer tap. There is a bath with mixer tap, an electric shower above, modern PVC panels to the walls as well as decorative wood panels, a wall mounted chrome towel heating radiator, a built in cupboard discreetly housing the combi boiler, a uPVC double glazed frosted glass window and grey oak effect laminate flooring.

## Attic room

A versatile attic room, which would make a great home office, hobby room, playroom or additional sitting room. With a Velux skylight window with fitted blind, a double panel radiator, additional storage into the eaves, neutral decor and new carpeting.

## Externally

To the front of the property there is a small patio and courtyard seating area set back from the road, to the rear of the property there is a private enclosed yard with artificial grass and gated access.

## TENURE

We have been informed by the vendor 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.





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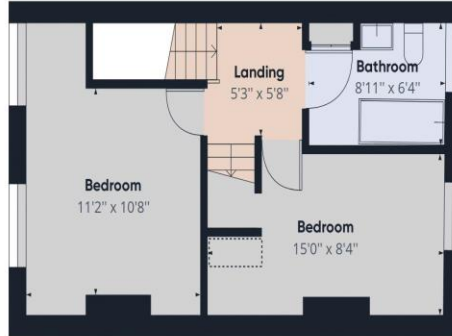
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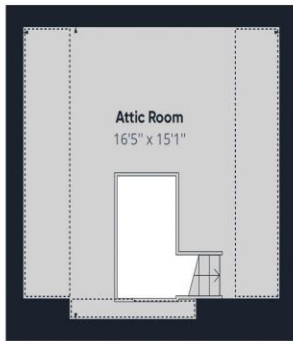
Hallway  
3'2" x 3'0"



Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

678.02 ft<sup>2</sup>

Reduced headroom

93.44 ft<sup>2</sup>

(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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