



**Fabulous countryside views to the front and rear**

**Benefits from a yard with outbuildings**

**Enjoys a spacious garden which gets the sun**

**Large, open plan, lounge and dining area**

**Attractive hallway and landing area**

**Boasts three spacious double bedrooms**

**Spacious, four piece, first floor bathroom**

**Ideal for adding your own stamp to a property**

Offered for sale with no forward chain, set on a road of traditional terraced homes, is this deceptively spacious, three double bedroom property. It is most certainly not your average terraced home as it boasts fabulous, panoramic, countryside views from both the front and the rear. Not only that but the property benefits from a spacious garden which gets the sun throughout the day and is a fabulous place to unwind and enjoy the peace and quiet as well as the views that the countryside offers. The property is located just over a mile from the boundary of the National Park, and enjoys a rural feel but is only a short drive to the nearby towns of Egremont, Cleator Moor and Whitehaven. An excellent choice for those who wish to explore the western lakes and surrounding fells, which are within easy reach. The property, whilst in need of some modernization, will be ideal for anybody looking to add their own stamp and value to their next home. This property could also be utilised as a second home and a fabulous holiday rental investment. There is plenty of space and on the ground floor you will find a hallway, which leads to the large open plan lounge and dining area. To the rear of the property there is a fitted kitchen. Heading up to the first floor, you will find the rather attractive landing, which leads to all three double bedrooms. From the double bedrooms the elevated views of the countryside can be particularly enjoyed. The bathroom is also of a generous size, with the four piece suite being located on the first floor by the bedrooms. Externally, the property also has lots to offer, with a yard at the rear which has outbuildings, one used as a utility and the second as a store with an adjoining WC. The property also enjoys a spacious garden, from which views are to be enjoyed and if desired could incorporate a space for off road parking. The garden is a lovely place to unwind and gets the sun throughout much of the day. If you are not afraid of some modernisation and are looking for a spacious home in idyllic settings, please contact us to arrange your viewing.

## ACCOMMODATION

### Hallway

The hallway is entered via a fully glazed uPVC door which also has a frosted top panel. The hallway benefits from a handy double socket, phone point, dado rail and a single panel radiator. Leads through to the open plan lounge and diner and there are stairs to the first floor landing.

### Lounge

The lounge boasts a coal effect gas fire, set on an attractive marble hearth with matching marble inset and contrasting surround. Either side of the chimney breast there are wall mounted lights. The room has a useful under stairs storage cupboard and enjoys ornate coving, dado rail and a large feature arch that opens to the dining area. There is also a door that leads through to the kitchen and a uPVC double glazed window offers natural light and has a radiator below.

### Dining area

A spacious area, with enough space for a large family sized dining room table and chair set. The dining area has the same decorative coving found in the lounge and there are two radiators providing plenty of warmth when required. With a dado rail, TV point and uPVC double glazed window that enjoys a pleasant outlook over gardens, countryside and towards Dent fell.

### Kitchen

A fitted kitchen comprising of; wall and base units, complimentary worktop, tiled splash backs, built-in electric oven and grill with a separate gas hob and extractor above. A 1.5 sink drainer board and mixer tap is set below a uPVC double glazed window. There is a double panel radiator and a glazed uPVC door that leads out to the exterior.



### **First floor landing**

The property boasts an attractive and spacious landing area, illuminated by a skylight above. There is a dado rail and the landing leads to all three double bedrooms and also the bathroom.

### **Bedroom one**

A double bedroom with a three door mirror, fitted wardrobe, drawers and cabinets above. There is a double panel radiator and a uPVC double glazed window that looks out over open countryside to the rear.

### **Bedroom two**

A second double bedroom with a two-door mirrored fitted wardrobe. There is decorative coving, radiator and a uPVC double glazed window that has elevated views over the Cumbrian countryside and towards Dent fell.

### **Bedroom three**

A third double bedroom with a four-door mirrored wardrobe. There is a radiator and a uPVC double glazed window that boast lovely views over countryside and towards Dent fell.

### **Bathroom**

A spacious, four piece, bathroom suite comprising of; bath, shower, toilet and pedestal hand wash basin. There is a two-door cupboard which also houses the combi boiler. The bathroom has fully tiled walls, single panel radiator and a uPVC double glazed frosted glass window.



## Exterior

At the rear of the property there is a large yard which is paved, has a flowerbed and also boasts outbuildings. The first of our building (11'5" by 5'8") doubles as a utility with a sink, lighting, power points and there is also a window. The second outbuilding (3' 5" x 11' 3") which also has an adjoining WC. This makes a safe storage space for garden equipment, bikes or other outdoor belongings. What may surprise you is at the front of the property there is also a spacious garden, which gets the sun throughout the day. The garden is separated into two areas with the first being largely laid to lawn and having a summer house. At the bottom of this garden there is an entrance to a secondary area, which is partially laid to lawn has mature shrubs and again enjoys the sun throughout the day. With a fabulous outlook onto the Cumbrian countryside, the garden really makes this property stand out from others and in a fabulous place to spend time with friends and family, to enjoy the sunshine and perhaps a barbecue or your favourite tipples.

## TENURE

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

## COUNCIL TAX BAND A

## EPC TBC

## LOW FEES, LOCAL EXPERTISE

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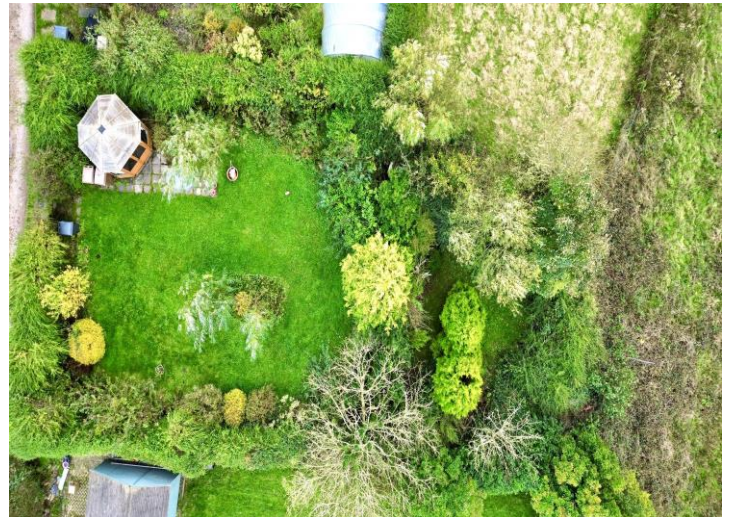


## MORTGAGES

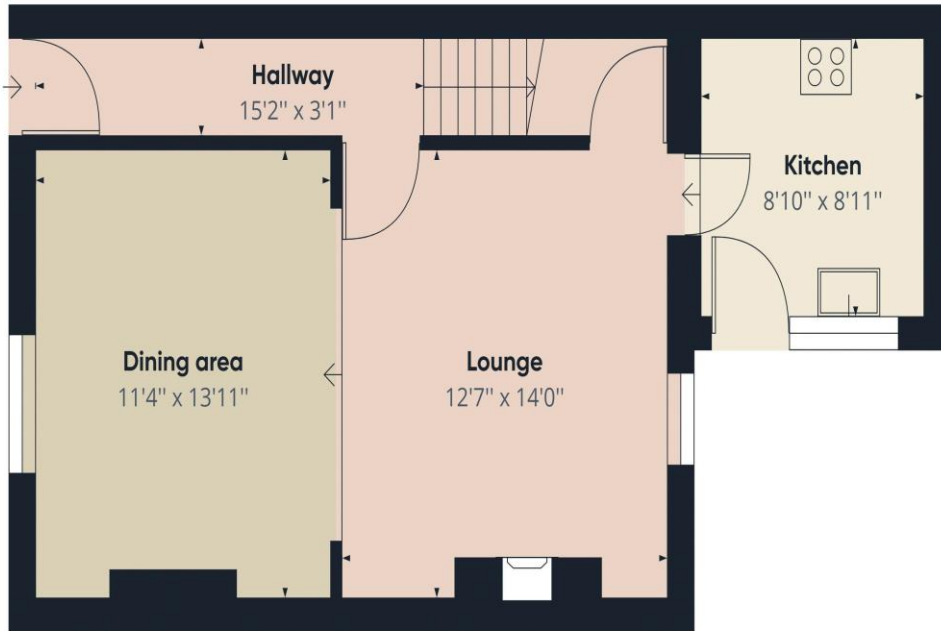
Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including 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.







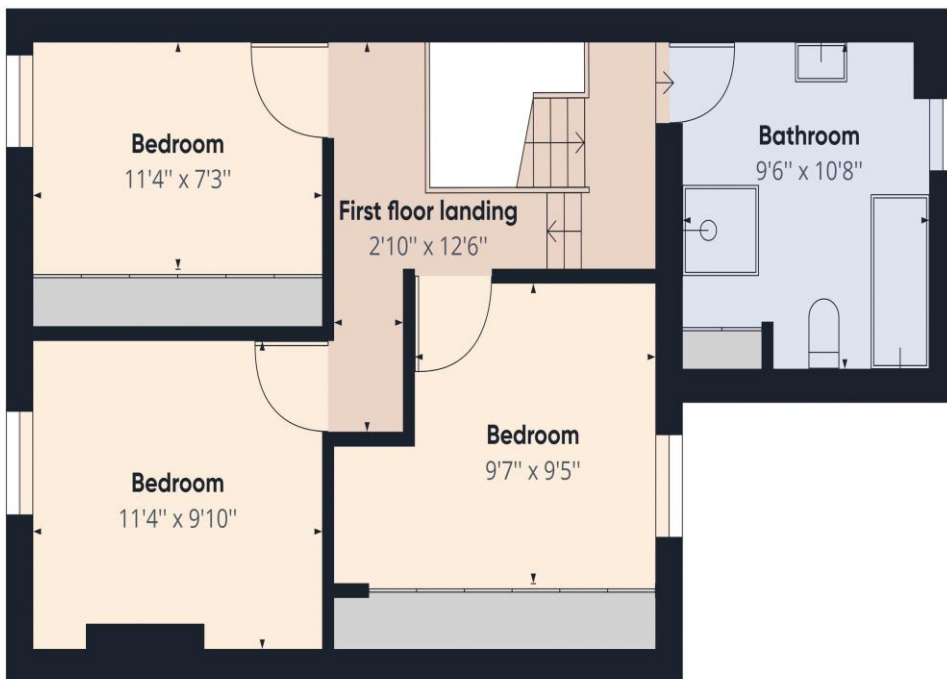
Approximate total area<sup>(1)</sup>  
497.94 ft<sup>2</sup>

(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.

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Ground Floor



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

(1) Excluding balconies and terraces

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Floor 1