



Substantially extended home

Large and modern fitted kitchen

Enjoys a view towards the sea

Quiet village location

They say first impressions can be deceptive, and this is certainly the case here. Upon arriving at this traditional terraced home you may think it is a normal two up two down. However the property has been substantially extended over the years to offer three versatile reception rooms and a large kitchen. The property is located in the quiet village of Flimby and is just a few minutes' walk to the picturesque Cumbrian shoreline. The village is located between the towns of Workington and Maryport and is ideal for anybody who travels to either town for work or leisure. As an added bonus the property is being sold with no forward chain. Within the property you will find a vestibule and hallway. There is a spacious lounge with an eye-catching bay window and a large sitting room. You will also find a third reception room, which makes an excellent dining room due to its proximity to the kitchen. The kitchen is a large square kitchen, not of a galley style often associated with terraced houses. You can also enjoy the view towards the sea with Scotland visible from the kitchen window. To the first floor the landing will take you to three bedrooms and also the bathroom. At the front of the property there is a traditional, small, garden area with an attractive low wall with traditional railings. At the rear there is a yard with gated access. To fully appreciate the space and versatility this property offers we highly recommend you arrange a viewing.

Boasts three spacious reception rooms

Three light and airy bedrooms

Offered for sale with no forward chain

Offers good value for money

ACCOMMODATION

Vestibule 4' 8" x 3' 11" (1.42m x 1.19m)

The vestibule is entered via a composite door with frosted glass panel and numbered top panel. There is decorative coving and a traditional glazed door leads through to the hallway.

Hallway 10' 8" x 2' 7" (3.25m x 0.79m)

The hallway has a double panel radiator, decorative coving. Leading to the first two reception rooms and stairs the first floor landing.

Lounge 12' 4" x 12' 1" (3.76m x 3.68m)

The spacious lounge has an eye-catching bay window with a feature arch, corbels and a window seat with storage cupboards below. The room also benefits from a feature fireplace, decorative coving and an ornate ceiling rose. A double panel radiator provides plenty of warmth.



Sitting room 13' 2" x 12' 6" (4.01m x 3.81m)

A spacious and versatile second reception room, with a wall-mounted electric fire set on the chimney breast. Either side of the chimney breast are wall mounted lights. The sitting room has decorative coving, ceiling rose, double panel radiator, phone point, TV point and a uPVC double glazed window. Leads through to the dining room.



Dining room 11' 9" x 10' 8" (3.58m x 3.25m)

A third spacious reception room, which makes this house highly versatile. There is a substantial under stair storage cupboard which provides superb storage. Decorative coving, double panel radiator and uPVC double glazed window. Provides access to the kitchen.

Kitchen 12' 5" x 10' 6" (3.78m x 3.20m)

This modern fitted kitchen comprises of; white wall and base units with a complementary worktop and tiled splash backs. A stainless steel sink with drainer board and mixer tap set below two uPVC double glazed windows. The main window enjoys fabulous views across the Solway Firth with Scotland visible in the distance. There is a built-in electrical oven, separate gas hob with a steel extractor fan in place above. The room benefits from decorative coving, double panel radiator and also houses the Potterton combi boiler. A half glazed uPVC door provides additional natural light and leads out to the exterior.



First floor landing

The spacious split-level landing, has a built in cupboard, decorative coving and leads to all three bedrooms and the bathroom.

Bedroom one 16' 0" x 12' 2" (4.87m x 3.71m)

This large double bedroom has a six door fitted wardrobe with six overhead cabinets providing plenty of storage. A double panel radiator is set below a uPVC double glazed windows that look out over the front of the property.

Bedroom two 13' 4" x 9' 2" (4.06m x 2.79m)

A second double bedroom, with decorative coving, double panel radiator and uPVC double glazed window which has a view towards the sea.

Bedroom three 10' 7" x 6' 11" (3.22m x 2.11m)

The third bedroom benefits from a double panel radiator and a uPVC double glazed window.

Bathroom 7' 7" x 5' 3" (2.31m x 1.60m)

The bathroom comprises of; a bath with shower above with the control set on the tile surround. WC and pedestal hand wash basin. Heated towel rail, part tiled walls, decorative coving and uPVC double glazed frosted window.

Exterior

At the front of the property there is a traditional low wall with cast iron railings and a gate. There is low maintenance, artificial, turf and a path that leads up to the front door. At the rear of the property there is a good size yard with an outside tap and gated access.

TENURE

We have been informed by the vendor the property is freehold

COUNCIL TAX BAND A

EPC E



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.

