



Open plan kitchen/diner, integrated appliances

Driveway and low maintenance garden

Tastefully decorated throughout

Bathroom, en-suite and downstairs WC

A fabulous first home

Still under warranty

Offers good value for money

Quiet residential area

This beautifully 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, garage and numerous shops including a Post Office. The picturesque Cumbrian coastline and Lake District are all just a short drive away. Dearham provides easy access to the nearby towns of Cockermouth and Workington which can be reached by car in just a few minutes. The property has been re decorated and improved by the current owners and is in immaculate condition from top to bottom. Within the property there is a hallway which leads to a light and airy lounge which in turn leads to the stylish open plan kitchen/diner which has integrated appliances and French doors leading out to the garden. The property also benefits from a useful downstairs WC. To the first floor there are three tastefully decorated bedrooms with the master bedroom boasting a recently upgraded stylish ensuite shower room. The immaculate bathroom is also conveniently located by the bedrooms on the first floor. Externally there is a drive providing off-street parking for two cars to the front and at the rear there is a low maintenance garden which features a newly laid patio. Viewing is highly recommended. Certain criteria must be met to be eligible to purchase this home. Please see notes at the end of the brochure.

ACCOMMODATION

Hallway

The hallway benefits from a single panel radiator, power points and leads to the lounge, WC and stairs to the first floor landing.

WC

Useful, modern WC, with toilet, pedestal hand wash basin with mixer tap and tiled splashback, single panel radiator and a uPVC double glazed frosted window.

Lounge

This Beautifully presented, light and airy room is tastefully decorated and benefits from connections for flat screen wall mounted TV set within the centre of the wall above an area ideal for a stylish electric fire. The room has a TV point, under stairs storage cupboard and a uPVC double glazed window offering a pleasant outlook. The lounge provides access to the open plan kitchen/diner.

Kitchen/Diner

This stylish modern and well presented kitchen benefits from a range of high-gloss white wall and base units with a complementary worktop with matching upstands. There is a built-in electric oven with a separate electric hob and a stainless steel splashback and extractor canopy above. Integrated tumble dryer and integrated washing machine. Stainless steel sink 1.5 with drainer board and mixer tap set below a uPVC double glazed window that looks out onto the rear garden. There are also uPVC French doors which provide additional natural light and look out onto the garden. Ceiling spotlights, double panel radiator and plenty of space for a dining room table and chair set.

First Floor landing

The landing has power points and a large storage cupboard. Leads to all three bedrooms, bathroom and the loft.

Master bedroom

This tastefully decorated double bedroom has a spacious built-in cupboard, TV point and a single panel radiator below a uPVC double glazed window enjoying a pleasant, elevated outlook. The master bedroom also benefits from an ensuite.

Master En-suite

Recently fitted stylish modern ensuite, in excellent condition and comprises of a shower cubicle, toilet and pedestal hand wash basin with tiled splashback. Extractor, single panel radiator and a uPVC double glazed frosted window.

Bedroom Two

Another well presented bedroom with a single panel radiator and a uPVC double glazed window.

Bedroom Three

This third bedroom could also be used as a home office or a dressing room, if desired, and has a single panel radiator and a uPVC double glazed window overlooking the rear garden.



Bathroom

In excellent condition with bath, WC and pedestal hand wash basin with mixer tap. All benefiting from an attractive light grey tiled surround. Single panel radiator and a uPVC double glazed frosted window.

Exterior

To the front of the property is a driveway providing off-street parking for two cars. To the rear is a low maintenance garden which is mainly laid to lawn and is securely fenced around.

COUNCIL TAX BAND B

EPC B

TENURE

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

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 our customers 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 remortgaging 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 remortgage 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.

Criteria to meet.

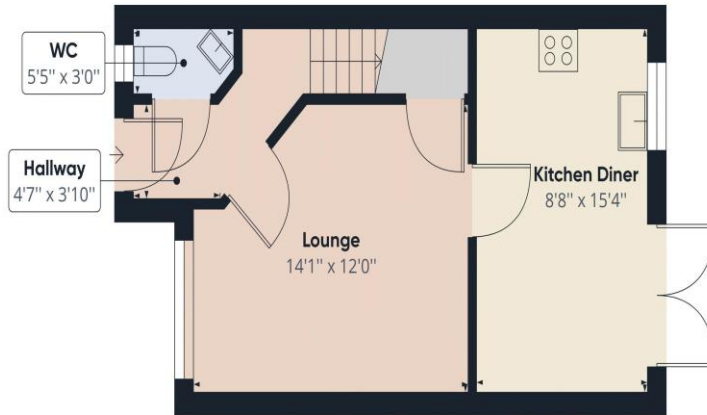
- A discounted sale property must be your sole property.
- Permanent employment in the locality or acceptance of the offer of employment

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







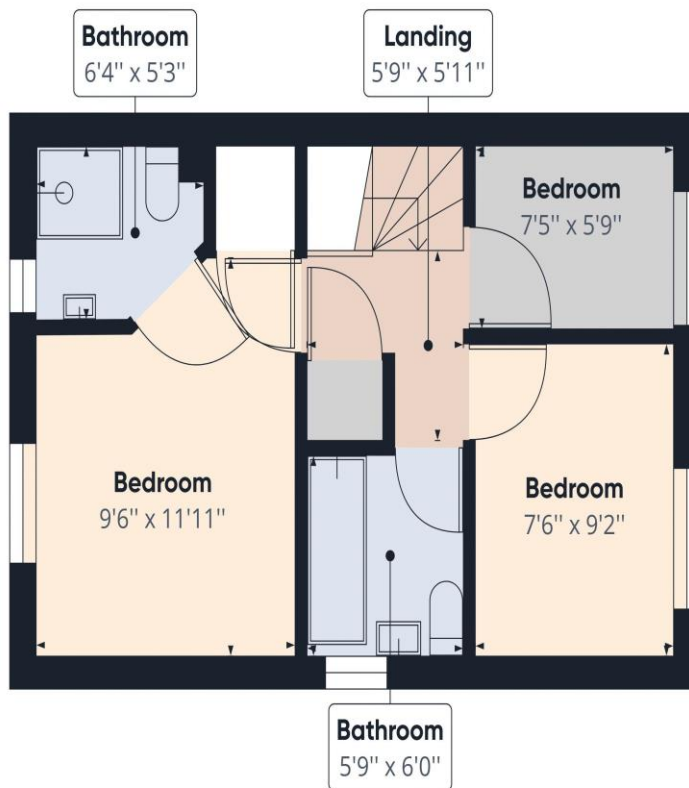
Ground Floor

Approximate total area⁽¹⁾
376.80 ft²

(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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Floor 1

Approximate total area⁽¹⁾
322.81 ft²

(1) Excluding balconies and terraces

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