



Ideal investment opportunity

Modern bathroom

Walking distance to amenities

Open-plan lounge/kitchen

Two double bedrooms

**Easy access to Whitehaven, Sellafield, and the
Lakes**



Offered for sale, with no forward chain, is this traditional terraced property. Situated within the popular village of Frizington, 2 Mill Street could be the ideal investment opportunity, with a potential yield of 8.5%. Well-presented, and ready to move into, the property would make a great buy-to-let investment, or potentially a first-time purchase, or second home, with Sellafield being within easy reach, and the popular Western Lake District just a short drive away. The amenities of the village are within a very short walk, and Whitehaven is a 15-minute drive. The accommodation briefly comprises: vestibule, open-plan lounge/kitchen, rear hall, and bathroom. To the first-floor are two, well-proportioned, double bedrooms, with the master having fitted wardrobes. Externally, there is a shared garden area to the rear. Internal viewing is recommended.

ACCOMMODATION

Vestibule 3' 8" x 3' 5" (1.12m x 1.04m)

Through a uPVC door with double glazed, frosted-glass, and top panel. Laminate flooring, and leads to the open-plan lounge/kitchen.

Lounge area 14' 10" x 11' 11" (4.52m x 3.63m)

Benefits from a coal-effect gas fire, Sky, TV, and phone points, laminate flooring, double panel radiator, and a uPVC double glazed window. Opens up to the kitchen.

Kitchen 9' 11" x 8' 6" (3.02m x 2.59m)

A modern kitchen comprising of a range of wall and base units, with a complementary work-surface. Built-in electric oven, separate gas hob, stainless-steel sink with drainer and mixer tap, tiled splashbacks, plumbing for a washing machine, laminate flooring, under-stairs storage area suitable for a fridge/freezer, and a uPVC double glazed window offering a pleasant view over the fields behind. Leads to the rear hallway.



Rear hallway

Power point, single panel radiator, and provides access to the bathroom, stairs leading to the first-floor landing, and to the rear of the property through a uPVC door with double glazed, frosted glass.

Bathroom 8' 1" x 6' 5" (2.46m x 1.95m)

A modern bathroom comprising of a P-shaped bath with mixer tap, shower attachment, stylish PVC surround, and a curved-glass shower screen. Pedestal hand-wash basin with mixer tap, and WC. Part-tiled walls, single panel radiator, laminate flooring, extractor. Housing the combi boiler, and a uPVC double glazed, frosted window.



First-floor landing

Provides access to two bedrooms.

Bedroom one 11' 7" x 11' 1" (3.53m x 3.38m)

A spacious double bedroom, boasting modern fitted furniture, with wardrobes, drawers, and space for a TV, with a Sky point. Single panel radiator, and a uPVC double glazed window.

Bedroom two 12' 0" x 11' 4" (3.65m x 3.45m)

A double bedroom, with decorative coving, single panel radiator, and a uPVC double glazed window offering a view over the open fields behind.



Exterior

To the rear of the property is a communal garden, which provides a drying area, and bin storage.

TENURE

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



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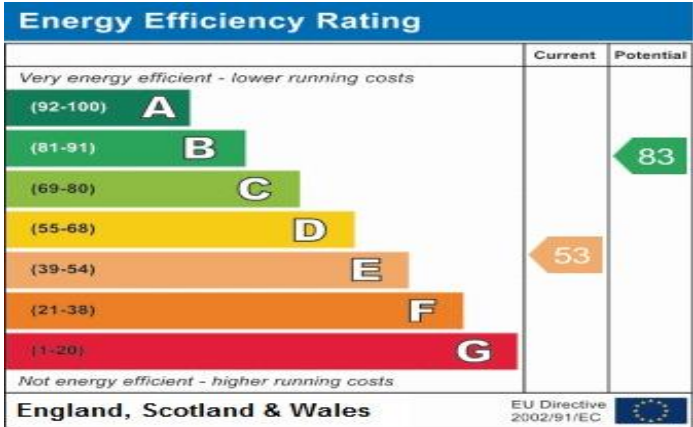
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MORTGAGES

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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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