



Spacious, three-bedroom property

Stylish first floor bathroom, plus downstairs WC

Set on a large plot, with large rear garden

Popular village location

Modern kitchen with breakfast bar

Tastefully decorated throughout

Close to local schools and amenities

Excellent transport links

Situated in the quiet village of Great Clifton is this spacious, end terraced family home, with local amenities close by, the local pub is within walking distance where great food can be enjoyed, and the local garage with convenience store, is just a two minute drive away. The tastefully decorated property is ready to move into and would be a superb purchase for couples, or growing families. The property is ideally positioned, just a stone's throw away from the A66 and would be ideal for those who travel to either Whitehaven, Workington, or Cockermouth. The Cumbrian coastline can be reached in a 10-to-15-minute drive and the quieter western lakes and surrounding fells are also within easy reach by car. Accommodation briefly comprises of, hallway, spacious lounge, modern fitted kitchen, and ground floor W.C. To the first floor, there are three good sized bedrooms and the stylish bathroom suite. Externally, the property benefits from a low maintenance front garden and to the rear, there is a large, well maintained lawn and two seating areas, giving plenty of choice to sit out and enjoy the sunshine. There is a large wooden shed, ideal for garden storage. To fully appreciate the value for money and space this property offers, we highly recommend a viewing.

ACCOMMODATION

Hallway

The hallway is entered via a composite door with frosted glass panels, allowing in plenty of natural light. The hallway benefits from a radiator and a modern door leads through to the lounge and there are stairs to the first floor landing.

Lounge

A light and airy, beautifully presented room boasting a feature wall with connections for a flat screen, wall mounted TV. There is a radiator, neatly placed below a uPVC double glazed window, that has a pleasant outlook to the front of the property. The lounge leads through to the kitchen.



Kitchen

The spacious and stylish kitchen comprises of, high gloss wall and base units, with a contrasting worktop and matching up stands. There is space for a cooker with an extractor fan in place above, a 1.5 sink and drainer board with mixer tap, set below a uPVC double glazed window, that has a delightful outlook onto the rear garden. The kitchen has stylish flooring, a large, under stairs storage cupboard and plumbing for a washing machine and space for tumble dryer. The kitchen opens to the rear hall area.



Rear hall area

leads to the WC, whilst a half-glazed uPVC door leads out to the garden.

WC

Here you will find a continuation of the stylish flooring found in the kitchen. There is a toilet, radiator, and a uPVC double glazed frosted window.

First floor landing

The landing benefits from a uPVC double glazed frosted window, which allows in plenty of natural light while still providing privacy. The landing provides access to all three bedrooms and the bathroom.



Bedroom one

A lovely double bedroom, boasting a two-door, fitted wardrobe. There are fittings for a wall mounted TV and a radiator is placed below a uPVC double glazed window, that looks down onto the rear garden.

Bedroom two

A second, spacious double bedroom with a radiator and a uPVC double glazed window, enjoying a lovely outlook to the front of the property.

Bedroom three

A very generously sized third bedroom, with a radiator and a uPVC double glazed window that looks out onto the garden.

Bathroom

This modern and stylish bathroom comprises of a bath with shower above, toilet and wash basin, with mixer tap, over a two-door vanity unit which provides storage. The bathroom boasts a large, chrome heated towel rail, easy clean PVC panels and a uPVC double glazed frosted window, which allows in ample light.

Exterior

At the front of the property, there is a low maintenance garden which is securely fenced around and has gated access. There is access along the left-hand side of the property to the rear. The rear garden is quite the sun trap and enjoys plenty of space. As you step out over the rear door, you will find a spacious patio area and steps leading up to a secondary seating area, which is laid with easy maintenance gravel. The garden has a spacious lawn, raised bedding areas, and is securely fenced around making it an ideal choice for anybody with children or pets. The garden is the perfect place to enjoy the summer months, whether you are entertaining friends or simply relaxing.

TENURE

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

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NOTE

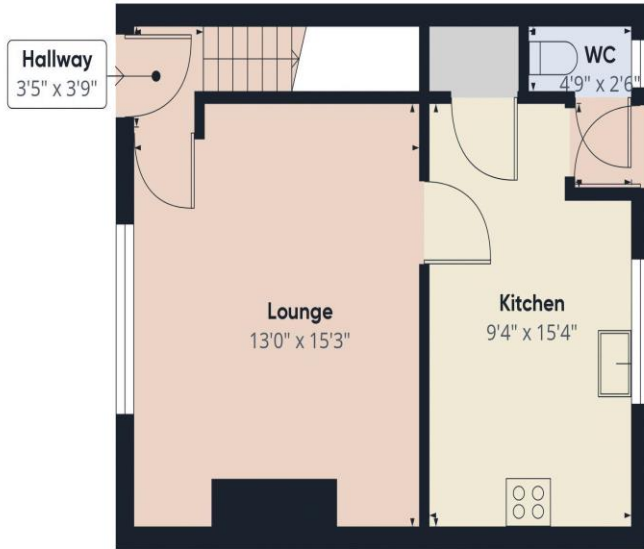
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Ground Floor



Floor 1



Approximate total area^{nt}
770.57 ft²

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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