



**Enjoys beautiful countryside and fell views**

**Within easy reach of the Cumbrian fells and coastline**

**Tastefully decorated and ready to move into**

**Modern kitchen with built-in appliances**

**Stylish shower room, in excellent condition**

**Semi-rural location offering tranquillity**

**Offered for sale with no forward chain**

**Lovely lounge with multi-fuel stove**

**Separate utility and rear porch**

**Driveway and attractive garden**

This lovely bungalow is nestled within the hamlet of Irton, a beautiful area of West Cumbria. A short drive from the property and you will find yourself walking along the Cumbrian coastline, or any other direction, around the lakes and surrounding fells. Not far from the property is Irton Hall, where you can enjoy a fabulous dinner with friends or family. Also, less than a minute from the property is a garage with a convenience store. Whilst the property certainly enjoys a rural feel, the nearby A595 provides excellent transport links to the surrounding areas. The bungalow is well presented with neutral décor, modern flooring, and oak veneer doors. On arriving, you will notice the gated driveway and attractive garden which is bursting with a variety of plants and flowers. The property has a beautiful outlook. To one side, you have open fields, and to the front you can enjoy view towards the fells. Stepping inside, you'll find yourself in the vestibule, which leads through to the lounge. The lounge is beautifully presented and boasts a woodburning stove. Beyond the lounge, there is a modern kitchen with integrated appliances, and the kitchen in turn leads to a spacious utility room. There is a rear porch and a stylish shower room. The property has two well presented double bedrooms. Externally, in addition to the lovely garden and driveway, there are two sheds and a brick built outhouse with adjoining wood store. Properties of this price, in this area are quite the rarity. To fully appreciate all it has to offer including its wonderful views and idyllic location please contact the office to arrange a viewing.



## ACCOMMODATION

### Vestibule

The vestibule is accessed via a uPVC door with a frosted glass panel. There is plenty of space for a shoe and coat rack. Stylish, half glazed oak veneer doors lead through to the lounge.

### Lounge

This lovely room has lots of natural light, with its three uPVC double glazed windows, while enjoying countryside views and towards the fells. The room boasts a multi-fuel stove set on a tiled hearth with a wood surround. The tastefully decorated room has wall mounted lights, modern flooring and two radiators provide plenty of warmth. Oak veneer doors lead to both bedrooms and the kitchen.



### Kitchen

This modern kitchen incorporates a range of white wall and base units, with a contrasting worktop. There is a built-in electric oven, with a separate electric hob and extractor fan in place above. There is a sink with draining board and mixer tap, set below a uPVC double glazed window that has fabulous countryside and fell views. The kitchen has an integrated dishwasher for convenience. There are ceiling spotlights and a radiator. Provides access to the utility.



### Utility

The spacious utility houses the oil-fired boiler. There is plenty of storage as well as a radiator and a uPVC double glazed window. The utility has two doors, one to the shower room and one to a rear porch.

### Rear porch

This handy room makes excellent, additional storage, but could be used as a quiet, private seating area. There is a glazed door that leads out to the side of the property.

### Shower room

The stylish shower room is in excellent condition and incorporates a shower cubicle, with twin sliding doors, the shower control is set on an easy clean PVC surround. There is a toilet and pedestal hand wash basin with mixer tap. The shower room has a large, storage cupboard, ceiling spotlights, tile flooring, part-tiled walls, an extractor, and a uPVC double glazed frosted window.



### **Bedroom one**

A light and airy double bedroom with modern flooring, a radiator, and a uPVC double glazed window to the rear.

### **Bedroom two**

A second, lovely double bedroom with the same modern flooring found in the first. There is a radiator and a uPVC double glazed window.

### **Exterior**

At the front of the property there is a gated driveway which provides off-street parking for two cars. There is a decked area which feels private and enjoys a lovely outlook across the front garden and field beyond. There is a well maintained lawned garden, surrounded by a wide variety of flowers and shrubs providing a splash of colour. Around the left-hand side of the property, there is a lovely flower bed bursting with life. At the rear, you will find not one but two garden sheds which provide excellent storage. On the right-hand side of the property, there is a brick built shed with an additional covered area which makes an excellent wood store.

### **TENURE**

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

### **COUNCIL TAX BAND B**

### **EPC TBC**

### **LOW FEES, LOCAL EXPERTISE**

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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.







First Choice Move Ltd. registered in England and Wales Number 0767776 VAT number 118201945  
Registered office and postal address:  
GATE HOUSE, HALLWOOD ROAD, LILLYHALL, WORKINGTON, CUMBRIA. CA14 4JR

Tel: 01900 837 804 Tel: 01946 413 001 Email: [admin@firstchoicemove.co.uk](mailto:admin@firstchoicemove.co.uk) [www.firstchoicemove.co.uk](http://www.firstchoicemove.co.uk)





Approximate total area<sup>(1)</sup>  
687.87 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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