



Sold with no forward chain

Good size newly installed kitchen

Located in a quiet, residential area

Ideal to put your own stamp on

Light and airy lounge with wall mounted fire

Large driveway, providing off-street parking

Walking distance to Cockermouth town centre

Large well maintained rear garden

Offered for sale, with no forward chain, is this three-bedroom, semi-detached home. The property would be ideal for first time buyers, or with its three bedrooms, a family, this lovely property offers a superb opportunity for anybody looking to put their own stamp on their next home. Located on a quiet street, the property is just a ten-minute stroll into Cockermouth town centre, with its wide range of shops and amenities. Numerous local schools are also within walking distance. The property is set on a spacious plot, and benefits from a garden to the front, and the larger, family-sized, garden to the rear with a large shed and boasts a driveway, providing off-street parking. The property has been recently decorated throughout and benefits from new carpets. Stepping inside you will find yourself in the hallway leads to a spacious, light, and airy lounge, with two windows, one to the front of the property and one to the rear, overlooking the garden. There is a good-sized, new kitchen, with a rear hall that leads to useful downstairs WC. To the first-floor, the property has three bedrooms, and the family bathroom is conveniently located by the bedrooms. To fully appreciate all this lovely home has to offer and its great location, call the office today and arrange a viewing.

ACCOMMODATION

Hallway

Entered through a uPVC door with frosted-glass panels. The hallway leads to the lounge, kitchen, and there are stairs to the first-floor landing.

Lounge

This spacious lounge has lots of natural light, provided by the two uPVC double glazed windows, one of which looks over the front garden, and the other the rear. The room benefits from a picture rail, wall mounted fire, TV connection, and a single panel radiator.

Kitchen

The kitchen has been recently fitted and comprises of a range of cream, wall and base units, with complementary wood effect work surfaces, a modern, black glass splash back and black up stands. There is a 1.5 stainless steel sink, space for a washing machine and a freestanding oven, with a stainless steel extractor hood above. The kitchen also benefits from two uPVC windows providing plenty of natural light, a large, under stairs storage cupboard and wood effect flooring. The kitchen houses the combi boiler and provides access to the rear hall.

Rear hall

Provides access to the WC, whilst a half-glazed, frosted glass uPVC door leads out to the rear garden.

WC

There is a toilet and a uPVC double glazed, frosted window.

First-floor landing

The landing benefits from a double panel radiator, which is set below a uPVC double glazed window that looks out onto the rear of the property. The landing leads to all three bedrooms, bathroom, and loft.

Bedroom one

This double bedroom has a built-in cupboard, and a single panel radiator neatly set below a uPVC double glazed window.

Bedroom two

The second bedroom, like the first, has a built-in cupboard, single panel radiator, and the uPVC double glazed window.



Bedroom three

The third bedroom, which could also be used as a nursery, or home-office, has a uPVC double glazed window that enjoys a pleasant outlook.

Bathroom

This three-piece suite currently comprises of a bath with mixer tap and shower attachment, a toilet, and pedestal hand-wash basin. There are part-tiled walls, a single panel radiator, and a large, uPVC double glazed, frosted window.

Exterior

At the front, the property has a large driveway providing off-street parking, and continues along the side of the property. At the front of the property, there is a garden which is fenced around. At the rear, the property enjoys a spacious garden, with a large, well maintained lawn, with central path and a patio area. The garden is fenced around, with hedges to the border and there is a large shed, perfect for storing all your gardening equipment.

Tenure

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

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MORTGAGES

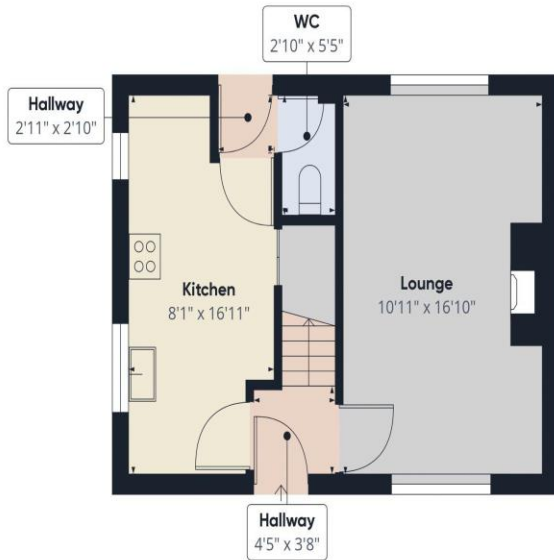
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NOTE

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.



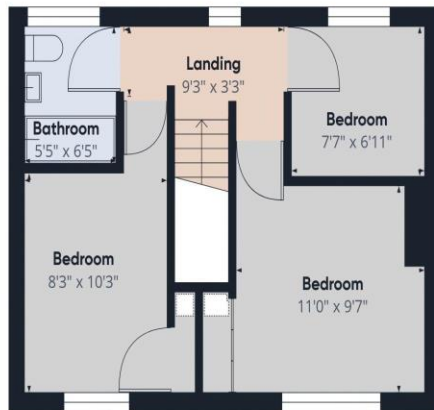




Ground Floor



Approximate total area⁽¹⁾
710.85 ft²



Floor 1

(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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