



Open plan lounge and dining area

Quiet village location

Boasts a spacious conservatory

Modern first floor bathroom

Attractive hallway and landing area

Low maintenance rear garden

Stone throw to a convenience store

Two good sized double bedrooms

Located in the heart, of the village of Distington, is traditional two bedroom home which offers excellent value for money. The village is in a superb location, located between the large towns of Whitehaven and Workington. The village has a newly refurbished convenience store on the outskirts, with a petrol station and a well known coffee outlet. For those with children the village also has a local school. The property has plenty to offer and the accommodation comprises briefly of: a vestibule which leads through to a spacious, open plan, lounge and diner, the lounge is fitted with triple glazed windows. There is a fully glazed door in the dining area which leads through to a spacious conservatory that looks out onto the rear garden. There is an inner hallway that leads through to the kitchen and up to the first floor. The property benefits from two, spacious, double bedrooms with the front bedroom boasting triple glazed windows and the property boasts a modern, first floor, bathroom suite. At the rear, the garden is designed with ease of maintenance in mind, with water features and gets the sun throughout much of the day. Call the office to arrange your viewing at your earliest convenience.

ACCOMMODATION

Vestibule

The vestibule is accessed via a uPVC door with a numbered frosted glass panel. There is a decorative dado rail and a door that leads through to the open plan lounge and diner.

Lounge

The lounge features a coal effect electric fire set on a white hearth with matching white surround. There is decorative coving and a uPVC triple glazed window with views to the front of the property. The lounge opens to the dining area.

Dining area

The dining area has plenty of space for a family sized dining room table and chair set and there is decorative coving, a radiator and a fully glazed uPVC door leads to the conservatory.

Conservatory

A fabulous addition to the property, the conservatory has tiled flooring, a ceiling fan, lighting, a wall mounted heater and power points. A uPVC door leads out to the exterior of the property.

Inner hallway

The inner hallway features a two door understairs storage cupboard which provides excellent storage. There is a radiator and a door to the kitchen, while stairs lead up to a half landing.

Kitchen

The kitchen incorporates a range of white wall and base unit, a contrasting worktop, matching up stands and there are also tiled splash back. There's a 1.5 stainless steel sink, a drainer board and mixer tap. The kitchen has tiled flooring, a radiator and a fully glazed uPVC door leads out to the garden.

First floor landing

There is a half landing and uPVC double glazed window that looks out onto the garden. The landing leads to both bedrooms and the bathroom.

Bedroom one

A spacious double bedroom, with decorative coving, a radiator and a uPVC triple glazed window looking out to the front of the property.

Bedroom two

A second, good sized, bedroom with decorative coving, a radiator and a uPVC double glazed window looks down onto the rear garden.



Bathroom

A modern and generously sized bathroom suite comprising of: a bath with glass screen, mixer tap and shower above. There is a wash basin with mixer tap which is placed over two door vanity unit providing great storage. The bathroom also has a toilet, a chrome heated towel rail, ceiling spotlights, an airing cupboard and a uPVC double glazed window. The combi boiler is discreetly housed within a cupboard and has recently been fitted.

Exterior

To the rear of the property you will find a pleasant, low maintenance, garden with potted plant areas, a mixture of shrubs and the garden is largely layered with blue chip slate. The garden is walled around and get the sun throughout much of the day and boasts water features to be enjoyed.

TENURE

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

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EPC D

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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.

