



**For sale with no forward chain**

**Short drive to town centre and numerous schools**

**Good size kitchen with separate utility room**

**Potential to extend above the garage if desired**

**Spacious driveway and garage**

**Set in a quiet, attractive cul-de-sac**

**Spacious open plan lounge and diner**

**Bathroom plus downstairs WC**

**Pleasant garden to both the front and rear**

**Ideal to add your own stamp or value**

Nestled in this quiet and attractive cul-de-sac, in this popular area of Cockermouth is this three-bedroom detached home. The property, which is offered with no forward sale, would make an ideal home for anybody looking to add their own taste, stamp and perhaps value to their next home. The property is just a short drive from the picturesque town centre of Cockermouth with numerous schools within easy reach. The property is set on a good sized plot, with a spacious driveway and garden to the front and a pleasant garden to the rear. Step inside you will find yourself in the hallway, which leads through to the spacious, open plan lounge and diner, with feature arch acting as a divide. The property has a good size kitchen which leads through to a separate utility room. Off the utility room you will also find a WC and there is a door leading into the rear of the garage. Heading up to the first floor, you will find three light and airy bedrooms and the family bathroom. Whilst the property is in need of some light modernization, it is largely décor, which you can change to suit your own taste. To fully appreciate all this property has to offer including its lovely setting please contact the office to arrange a viewing.



## ACCOMMODATION

### Hallway

The spacious hallway is accessed via a uPVC door with a frosted glass panel. The hallway benefits from a built-in cupboard, a radiator, decorative coving, and laminate flooring. Doors lead through to the open plan lounge/diner and kitchen. There are also stairs to the first floor landing.

### Lounge/diner

The spacious room has plenty of natural light by the large, uPVC double glazed window to the front, and one in the dining area, looking out over the rear garden. There is a fireplace, with a tiled hearth, tiled insert, and contrasting wood surround. The room benefits from decorative coving, a dado rail and radiators below each of the windows. The feature arch separates the lounge and the dining area, with the dining area having plenty of space for a family size dining room table and chair set.



### Kitchen

A well-maintained kitchen incorporating a range of wall and base units with a contrasting worktop and tiled splashbacks. There is a stainless steel sink with draining board and mixer tap, set below a uPVC double glazed window that looks down onto the rear garden. The kitchen has a large, under stairs storage cupboard, space for a cooker, a radiator and tiled flooring. A door leads through to the utility.



### Utility

The utility room features wall and base units, with a granite effect worktop. There is tiled flooring, a radiator, and a uPVC double glazed frosted window. The utility leads to the ground floor WC and garage, whilst a half-glazed uPVC door provides access to the rear garden.

### WC

Here you will find a toilet and wash basin, with tiled splashback. There is tiled flooring, a radiator and a uPVC double glazed frosted window.

### Garage

The garage benefits from an up and over door, lighting, power points and a water supply. The garage also discreetly houses the Worcester combi boiler, which was installed in 2017 and has been serviced most years since.





### **First floor landing**

The landing has a handy power point, linen cupboard with radiator and uPVC double glazed window. The landing provides access to all three bedrooms, bathroom, and the loft.

### **Bedroom one**

A spacious double bedroom which currently has a range of fitted wardrobes and drawers. There is a radiator and a uPVC double glazed window, which has a pleasant outlook over the front of the property.

### **Bedroom two**

A second double bedroom benefiting from a radiator and a uPVC double glazed window looking out onto the rear garden, with fells visible in the distance.

### **Bedroom three**

The third bedroom benefits from a built-in cupboard, a radiator and a uPVC double glazed window that looks out to the front.

### **Bathroom**

The bathroom currently has a grey suite, comprising of a bath with mixer tap and shower attachment. There is a toilet and pedestal hand wash basin, there are part tiled walls, an extractor, a radiator and a uPVC double glazed frosted window.

### **Exterior**

At the front of the property, there is a spacious driveway which provides off-street parking and leads to the garage. There is a well maintained lawned garden to the front, with mature borders to one side providing a splash of colour. The rear garden feels rather private, with a spacious lawn and borders with a variety of plants, flowers and shrubs providing a pleasant feature. There is a patio area with a greenhouse and a good size garden shed. The garden is fenced around making it suitable for those with children or pets.

### **TENURE**

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

### **COUNCIL TAX BAND C**

### **EPC TBC**





## LOW FEES, LOCAL EXPERTISE

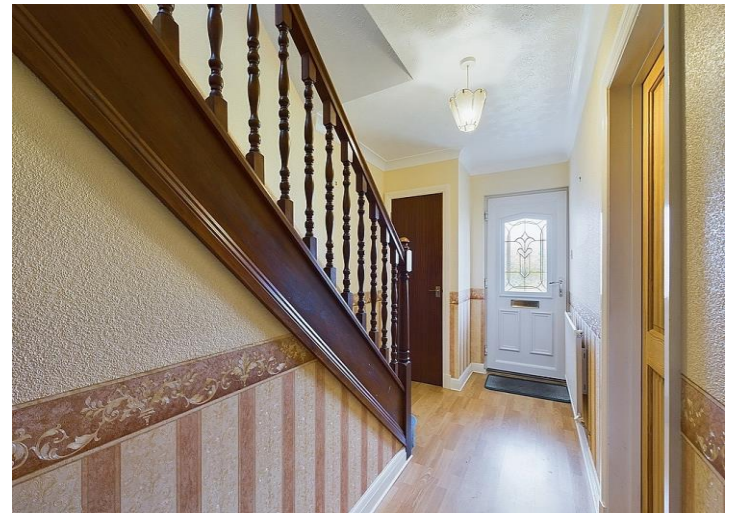
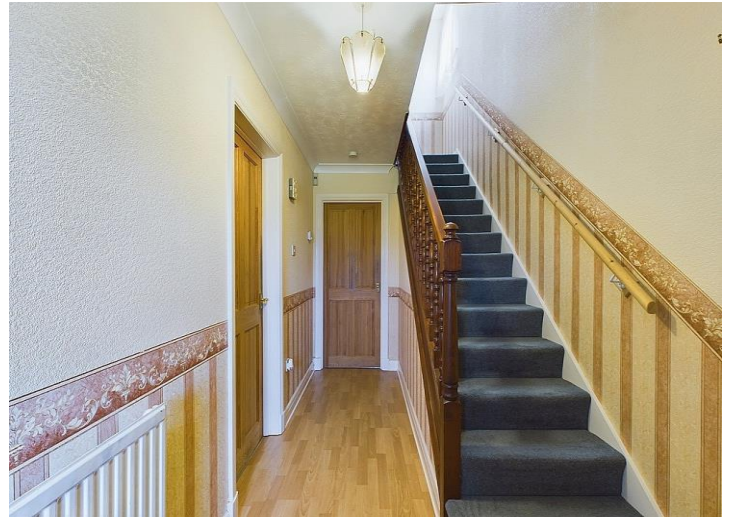
We are pleased to offer a family run, independent estate agent service in Cumbria, offering property sale services without the premium charges of high street estate agents. We have a range of low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown rapidly, largely due to recommendations and referrals from our many happy customers. Not only could we save you a fortune, but our customers also love our extended open hours, 7PM during the week and 5PM on Saturdays. We offer free valuations, provide great photography and a friendly team which is there to support and guide you from the initial marketing to completion of the sale of your property.

## MORTGAGES

Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for re-mortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

## 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.

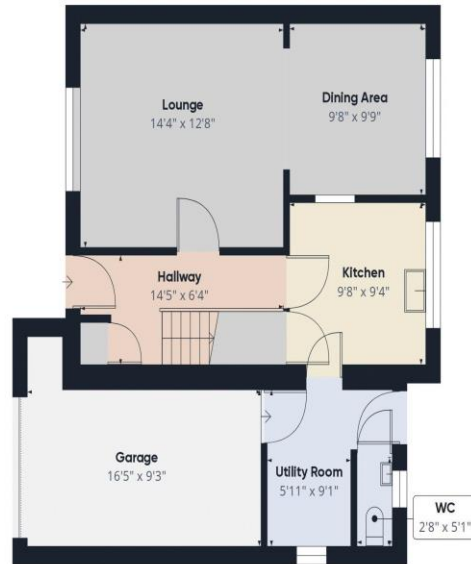






First Choice Move Ltd. registered in England and Wales Number 0767776 VAT number 118201945  
Registered office and postal address:  
GATE HOUSE, HALLWOOD ROAD, LILLYHALL, WORKINGTON, CUMBRIA. CA14 4JR

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)



Ground Floor

Approximate total area<sup>(1)</sup>  
1152.9 ft<sup>2</sup>



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.

GIRAFFE360