



Well presented traditional property

Stylish modern kitchen

Easy access to the A66

Quiet village location

Close to the historical market town of Cocker mouth

Two reception rooms

Lovely countryside views

Close to the western lake District

Ideal for first time buyers

Three good size bedrooms

This well presented, traditional terraced property is set in a quiet village, with lovely views to both the front and rear. Ideal for first-time buyers, couples, or anyone looking to downsize or potentially own a second home close to the lakes. The property enjoys lovely, open countryside views and offers a semi-rural feel, while being just a few minutes drive to both Cocker mouth and Workington, It is also an excellent base from which to explore the Cumbrian coastline and the quieter, western lakes, and surrounding fells. Boasting two reception rooms, three bedrooms and a modern kitchen, this lovely property has plenty to offer. The accommodation briefly comprises, entrance vestibule, leading to a well presented dining room, with open chimney breast. The dining room is open to a lovely lounge, with open stairs to the first floor and access into the stylish modern kitchen. To the first floor, there is a light and spacious master bedroom, with lovely, open countryside views to the front of the property. There is a contemporary, bathroom and a second bedroom that has a lovely view over the river Derwent, from the landing. There are stairs to a spacious attic bedroom with exposed ceiling beams and sky light window. Eternally the property benefits from a good size, low maintenance rear yard, with gated access to a further shared area at the rear. Viewing is essential to appreciate this lovely home.

ACCOMMODATION

Entrance vestibule

Entered through a modern, uPVC double glazed door, with frosted glass panels, there is neutral décor, tiled flooring and a wooden glazed door leading into the dining room.

Dining room

A light, and airy dining room, with neutral décor, there is an open chimney breast with wooden mantel and stone hearth, ideal for an electric fire. The uPVC double glazed window looks out over the front of the property and enjoys a lovely, open countryside view, with single panel radiator below. The dining room is open to the lounge.

Lounge

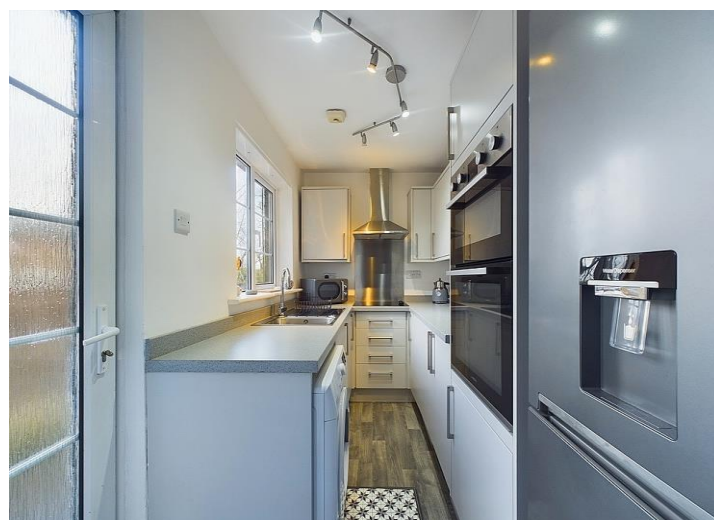
A well presented lounge, with modern décor, a uPVC double glazed window, with lovely views across Cockermouth and a double panel radiator below. There is a TV point and open stairs to the first floor, with a wooden glazed door leading into the kitchen.

Kitchen

A stylish, modern kitchen, with a range of high gloss, white wall, and base units, with complementary work surfaces and matching up stands. There is a built-in, double electric oven and grill, with separate electric hob set into the worktop, there is a modern, stainless steel splashback and stainless steel extractor hood above. The kitchen features a stainless steel sink and drainer unit, with mixer tap and plumbing for a washing machine below. There is a uPVC double glazed window overlooking the rear of the property, and a fully glazed door with frosted glass, which provides additional natural light, the modern white décor is perfectly complemented by the grey, wood effect vinyl flooring.

First floor landing

The first floor landing has a single panel radiator and provides access into two bedrooms, the bathroom and there are stairs to the attic bedroom.



Master bedroom

This spacious, light and airy double bedroom, benefits from a large, built-in storage cupboard which houses the Baxi combi boiler, with modern, neutral décor, there is a uPVC double glazed window which enjoys a beautiful, open countryside view to the front of the property, with a single panel radiator.

Bedroom two

A well presented bedroom, with modern, neutral décor and a single panel radiator. There is a tilt and turn uPVC double glazed window which enjoys a beautiful, elevated view across Cockermouth and the River Derwent with a single panel radiator.

Bathroom

A contemporary, modern bathroom, with suite briefly comprising of bath with mixer tap and electric shower above, with glass shower screen, there is a pushbutton flush toilet and pedestal sink with mixer tap and part tiled walls. The bathroom also features a wall mounted, mirrored bathroom cabinet, a single panel radiator and a uPVC double glazed, frosted glass window.

Attic room

The former attic space has been used to create a good size, double bedroom with exposed ceiling beams and a large Velux skylight window, which floods the room with natural light. There is a single panel radiator, modern décor, and wooden balustrades.

Exterior

To the rear of the property, there is a good size L-shaped rear yard, with gated access to a further shared area to the rear.

TENURE

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

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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.



