



Modern kitchen leading to a rear porch

Benefits from a spacious garden

Spacious, light, and airy lounge

Quiet cul-de-sac location

Nearby towns within easy reach

Enjoys pleasant countryside views

Driveway for off-street parking

Boasts a separate dining room

Offers good value for money

Ideal to add your own stamp or value

Set in the corner of a quiet cul-de-sac, is this spacious three-bedroom home. Whilst in need of some light refurbishment, the property offers excellent value for money and would make a great home for a variety of buyers. Perhaps you are looking to add your own stamp to your next home, or value for money, then this could be the home for you. Whether you are a family, couple, or first-time buyer, this is certainly the property that could meet your needs. Located in a village, the property is within easy reach of Workington, which can be reached in 10 minutes as can the nearby town of Cockermouth and Whitehaven is about 15 minutes away by car. Within the property, there is a hallway and turning to the right you will find a very spacious lounge. Turn to the left off the hallway and there is a second reception room, currently used as a dining room. This room could be used as a sitting room or TV room if desired and opens up to the modern kitchen. From the kitchen, which is located at the rear of the property, there is access to a rear porch. Heading up to the first floor the landing leads to all three bedrooms and the bathroom. From the front bedrooms you can enjoy lovely views towards the Cumbrian countryside. Outside, the property has a lot to offer, with the garden extending from the front, around the side and to the rear. Not only that, but there is also a driveway which provides off-street parking and there is plenty of off-street parking in the area for visitors. To fully appreciate all this property has to offer, please contact the office to arrange a viewing.

ACCOMMODATION

Hallway

The hallway is accessed via a uPVC door with frosted glass panels and frosted side panel, which allows in plenty of natural light. Doors lead through to the lounge, the dining room and centrally, there are stairs that lead up to the first floor landing.

Lounge

The spacious room has plenty of natural light as there are uPVC double glazed windows at either end of the room. The window at the front enjoys a pleasant outlook towards the Cumbrian countryside. There is a coal effect gas fire set on a marble hearth, with matching insert and contrasting wood surround. On either side of the chimney breast you will find wall mounted lights. The room has decorative coving and a feature arch that opens up, to what could be used as a dining area if desired. The two radiators provide plenty of warmth and there is a door that leads back through into the kitchen.



Dining room

A spacious dining room which could be used as a playroom or sitting room if desired. There is a window to the front that offers a pleasant outlook towards countryside. You will also find decorative coving, a useful storage cupboard and a radiator. The dining room opens up to the kitchen.



Kitchen

This modern kitchen incorporates a range of cream wall and base units with a complementary worktop and tile splashback's. There is a built-in electric oven with a separate electric hob and stainless steel extractor canopy above. A 1.5 ceramic sink, draining board and mixer tap are set below a uPVC double glazed window that looks out onto the rear garden. The kitchen has tile flooring, an under stairs storage cupboard and a door that leads through to a rear porch.

Rear porch

The porch benefits from tile flooring, partially tiled walls and two uPVC double glazed windows. A uPVC door leads out onto the drive at the rear and the garden.

First floor landing

The landing has a built-in cupboard, a radiator and a uPVC double glazed window that looks out onto the rear. Doors lead through to all three bedrooms and the bathroom.



Bedroom one

The spacious double bedroom has a uPVC double glazed window enjoying a fabulous, elevated view across the Cumbrian countryside. There is a built-in cupboard and radiator.

Bedroom two

A second double bedroom, benefiting from a built-in cupboard, a radiator, and a uPVC double glazed window, offering a lovely, elevated view towards the Cumbrian countryside.

Bedroom three

The third bedroom has a radiator and a uPVC double glazed window that looks down onto the rear garden.

Bathroom

A good size bathroom incorporating a bath with folding glass screen, mixer tap and shower above. There is a toilet and pedestal hand wash basin with mixer tap. The bathroom has tile flooring, fully tiled walls, ceiling spotlights, an extractor fan, a radiator, and a uPVC double glazed frosted window.

Exterior

The property is set on a generously sized corner plot and has a mature garden at the front which extends around the left-hand side of the property to the rear. At the rear, you'll find a garden shed, decked area, patio area and the drive which provides off-street parking. The garden has a mix of shrubs at the front, while at the rear, it is largely laid to lawn. The rear garden gets the sun throughout the day and will be lovely place to relax and unwind.

TENURE

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

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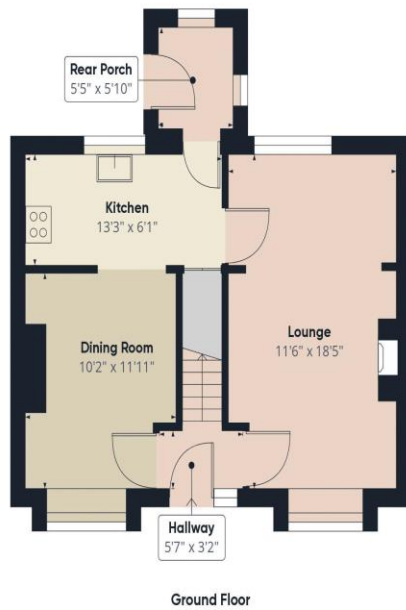
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NOTE

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.





Approximate total area⁽¹⁾
920.06 ft²



(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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