



Offered for sale with no forward chain

Large rear garden backing onto fields

Ideal second home

Open plan lounge diner

Beautiful fell views to the front

Two generous double bedrooms

Quiet village location

Easy access to the Lake District

Offered for sale with no forward chain, is this well presented, two bedroom, traditional terraced home. This lovely property would be ideal for first time buyers, couples or perhaps as a second home, as it is within easy reach of the Western Lake District and enjoys a stunning fell view to the front. Situated in the popular village of Frizington, with the nearby towns of Whitehaven, Cleator Moor and Egremont being just a short drive away. The village is also an excellent place from which to explore the picturesque Cumbrian fells and its stunning coastline, which can be reached within a relatively short car journey. The accommodation briefly comprises, entrance vestibule, open plan, dual aspect lounge diner. There is a contemporary, fitted kitchen and bathroom, and a useful rear lean to. To the first floor, the spacious front bedroom enjoys the beautiful fell views to the front of the property and there is a second, large double bedroom to the rear. Externally, to the rear of the property across the shared laning is a large, fenced rear garden, with well maintained lawn, a central patio area featuring an artificial grass area and a shed. To the rear of the shed, the garden backs onto open countryside, inviting plenty of wildlife and offering pleasant views. Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

Entrance vestibule

Entered through a uPVC double glazed door with frosted glass panel and uPVC top light. Patterned glass windows provide light from the lounge and a wooden glazed door leads into the lounge diner.

Lounge diner

A light and airy, dual aspect open plan lounge diner. To the lounge area, at the back of the room is a feature fireplace, with modern, pebble effect fire, surround and hearth, and a uPVC double glazed window. The spacious dining area has a lovely open outlook to the front of the property, from the uPVC double glazed window. The full room has modern, wood effect laminate flooring, access into the kitchen and open stairs to the first floor.

Kitchen

The kitchen has a range of contemporary, wall and base units with contrasting work surfaces and tiled splash backs. There is a circular sink with mixer tap, and plumbing for a washing machine below. The kitchen features an under-counter fridge and freezer, a built-in electric oven with glass hob set into the worktop, with a stainless steel extractor hood above and a uPVC double glazed window. Provides access into the rear hall.

Rear hall

Here you will find laminate flooring, a radiator and a uPVC double glazed door leading into the rear lean to.

Lean to

With tile effect vinyl flooring and a uPVC double glazed door leading out to the rear of the property.

First floor landing

A good size landing, with access into two double bedrooms and loft access to the ceiling.

Bedroom one

Situated at the front of the property, this well proportioned double bedroom has a uPVC double glazed window overlooking the front of the property, where there is a lovely open view, with a stunning close view of the Cumbrian fells. There is a built in cupboard housing the water tank and a radiator.



Bedroom two

Situated at the rear of the property, this bright and spacious double bedroom has a uPVC double glazed window which overlooks the rear of the property and a radiator.

Externally

To the rear of the property across the shared lonning is a large, fenced rear garden, with well maintained lawn, a central patio area featuring an artificial grass area and a shed. To the rear of the shed, the garden backs onto open countryside, inviting plenty of wildlife and offering pleasant views.

TENURE

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

COUNCIL TAX BAND A

EPC E

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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.





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Approximate total area⁽¹⁾
693.67 ft²

Reduced headroom
12.86 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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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