



**Well presented traditional terrace**

**Easy access to Whitehaven and Egremont**

**Spacious, open-plan lounge/diner**

**Modern first floor bathroom**

**Two double bedrooms**

**Driveway to the rear**

**Close to local amenities**

**Low maintenance rear garden**

Offered for sale with no forward chain, is this lovely traditional terraced property, benefitting from front and rear gardens as well as off road parking. The property is located in the popular village of Bigrigg, located on Cumbria's western coast. The village has excellent transport links, with the A595 leading to the nearby towns of Whitehaven and Egremont, which are just a few minutes' drive away. Also within easy reach is the picturesque coastline, the western lakes and surrounding fells as well as St. Bees beach. The village has a garage with a large, well-stocked, convenience store, which is just a stone's throw away. The accommodation briefly comprises, entrance porch, spacious open plan lounge diner and kitchen to the ground floor. To the first floor there are two good size double bedrooms both of which benefit from fitted wardrobes, and the modern bathroom is conveniently located between the bedrooms. Externally the property has a surprising amount of space for a terrace property, and boasts front and rear, low maintenance patio style gardens and a driveway to the rear. Viewing is essential to appreciate this lovely home.

## ACCOMMODATION

### Entrance porch

Entered through a uPVC double glazed door with frosted glass, with a uPVC double glazed window and mosaic effect flooring, provides access into the lounge diner.

### Lounge diner

Spacious open plan lounge diner, with central archway defining the areas. To the lounge area is a feature fireplace, with free standing electric fire, hearth, and oak mantle. A uPVC double glazed window overlooking the front of the property, a single panel radiator and TV point. To the dining area, is decorative panelling to the wall, open stairs to the first floor, a single panelled radiator and access to the kitchen.



### Kitchen

A modern, fitted kitchen, incorporating a range of wall and base units, with a complementary work surface. Built-in electric oven, separate four-ring hob with an extractor fan above. Plumbing for a dishwasher and washing machine. There is space for a fridge/freezer, part-tiled walls, tiled flooring, under cupboard lighting, a double panel radiator, and a uPVC double glazed window. There is a uPVC door with double glazed, frosted glass, that provides access to the rear garden.

### Bedroom two

This generously proportioned second bedroom with useful built-in wooden wardrobes, over bed storage, a uPVC double glazed window overlooking the rear garden with a single panel radiator below.



### First floor landing

With loft access to the ceiling, a useful built-in storage cupboard which houses the combi boiler, a secondary open storage cupboard with shelving and access into two double bedrooms.

### Family bathroom

Conveniently situated between the two bedrooms, the contemporary modern bathroom features, a large high-gloss vanity unit which incorporates a concealed cistern toilet and hand wash basin, with mixer tap and storage cabinets below. There is a P-shaped shower bath, with central mixer tap, wall mounted mixer shower, with both rainfall and jet showerhead attachments, a chrome wall mounted, towel heating radiator and fixed glass shower screen, with decorative panelling to the walls, marble effect tiling and wood effect vinyl flooring, extractor fan and a frosted glass skylight window.



### **Master bedroom**

A spacious, well presented, double bedroom with modern neutral décor, boasting fitted, mirrored wardrobes with sliding doors, a uPVC double glazed window, overlooking the front of the property with a single panel radiator below and a TV point.

### **Externally**

To the front of the property, there is a low-maintenance, paved garden. To the rear, is a good-sized, paved, split level garden, with a decked seating area, secure garden shed, summer-house, and gated access towards the rear driveway, which provides off-street parking.

### **TENURE**

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

### **COUNCIL TAX BAND A**

### **EPC A**

### **LOW FEES, LOCAL EXPERTISE**

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## MORTGAGES

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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<sup>(1)</sup>  
327.75 ft<sup>2</sup>

Reduced headroom  
6.26 ft<sup>2</sup>

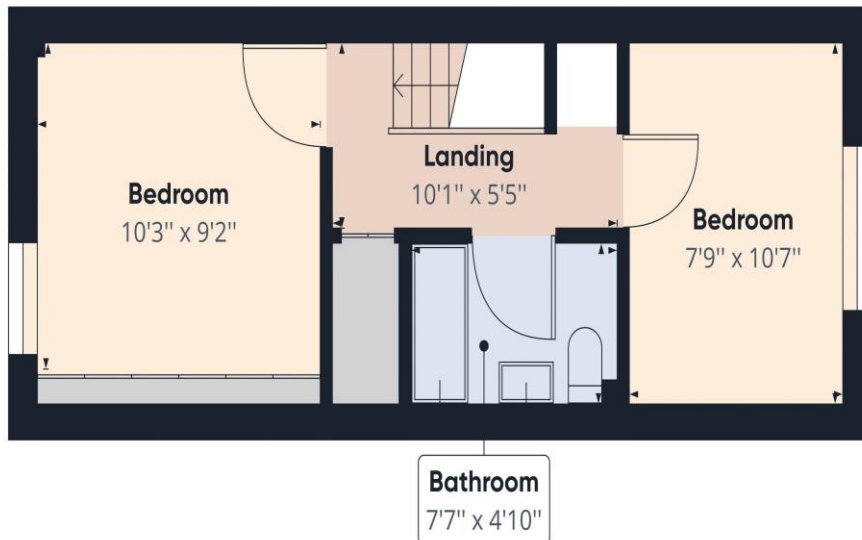
(1) Excluding balconies and terraces

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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Ground Floor



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

(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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Floor 1