



Beautifully presented traditional terraced home

Walking distance to popular local schools and amenities

Easy access to the town of Maryport and its beautiful harbour

Well presented, open plan lounge diner

Two well presented double bedrooms.

Offered for sale with no forward chain

Lovely coastal village location

Perfect for first-time buyers

Stylish modern bathroom

Lovely rear yard with storage shed

This beautifully presented, deceptively spacious, traditional terraced home, is located on a popular, quiet residential street in the coastal village of Flimby. Local amenities and popular schools are close by, along with beautiful, coastal walks on the doorstep. The property is just a short drive to Maryport, where there is a wider range of amenities and the beautiful harbour. There is also a regular train that can be caught in the village, ideal for exploring a wider area. The accommodation briefly comprises; entrance vestibule, leading into an entrance hall, with high ceilings and original cornice. There is an open plan lounge diner, which is stylishly decorated and a fitted kitchen to the rear of the property. To the first floor, there is a stylish, modern, bathroom which boasts a four-piece suite, with separate bath and shower and two, beautifully presented, generously sized double bedrooms. Externally, to the rear of the property, the current owner really has made the most of the low maintenance rear yard, with an artificial grass area, with beautiful, artificial flowers surrounding. Creating a lovely seating area, with access into an outside, brick-built storage shed and there is an additional patio area with gated access to the rear.

ACCOMMODATION

Entrance vestibule

Entered through a modern, composite door, with frosted patterned glass panels and frosted glass, top light. There is wood effect, laminate flooring with matching skirtings and a wooden glazed door leading into the entrance hall.

Entrance hall

The well presented entrance hall, has beautiful, modern décor, with contrasting, wood effect flooring and skirting boards. The hall features high ceilings and original cornice. A wooden glazed door leads into the lounge diner.

Lounge diner

A beautifully presented, open plan lounge diner with central archway dividing the separate areas. To the lounge area, there is a stylish, wall mounted, log effect electric fire set in the chimney breast, with decorative, alcove lighting either side. The room boasts high ceilings with original cornice, a uPVC double glazed window overlooking the front of the property, with a double panel radiator below. There is stylish, modern, décor and wood effect flooring. To the dining area, the beautiful, modern décor continues and there is decorative coving and a continuation of the wood effect flooring, A uPVC double glazed window looks out over the rear of the property and there is a double panelled radiator. Provides access into the kitchen.

Kitchen

This well presented kitchen, has a range of wood effect, wall and base units with contrasting work surfaces and modern, tiled splash backs. There is a stainless steel sink and drainer unit, with mixer tap, with plumbing for a washing machine below, a built-in, electric oven, with stainless steel gas hob, set into the worktop, with modern, stainless steel extractor hood above. The kitchen features modern, neutral décor with contrasting black tiled flooring, decorative coving, spotlights, a double panel radiator, and a large, under stairs storage cupboard. There is a uPVC double glazed window, and a uPVC double glazed door which leads out onto the rear garden.

First floor landing

Benefiting from a large, built-in storage cupboard, the landing also has loft access with a pull-down ladder. There is modern, neutral décor, decorative coving with beautiful, contrasting oak balustrades and wooden doors lead into two double bedrooms and the family bathroom.



Master bedroom

The spacious, light and airy master bedroom, is beautifully presented, with contemporary, modern décor, there is a uPVC double glazed window looking out over the front of the property, with a double panel radiator below and decorative coving.

Bedroom two

A second, generously proportioned double bedroom, with stylish, modern, neutral décor, decorative coving, a uPVC double glazed window overlooking the rear of the property, with a double panel radiator below.

Bathroom

The stylish, modern, bathroom boasts a four-piece suite which briefly comprises of; a large, walk-in shower cubicle, with mixer shower featuring both rainfall and jet showerhead attachments. A pushbutton flush toilet, pedestal sink with mixer tap and a bath with central mixer tap, with detachable handheld shower attachment. There is modern, contemporary, part-tiled walls, tiled flooring, spotlights, and decorative coving. There is a chrome, towel heating radiator, an extractor fan, a uPVC double glazed, frosted glass window, and a built-in storage cupboard housing the boiler.

Externally

To the rear of the property, the current owner really has made the most of the low maintenance rear yard, with an artificial grass area, with beautiful, artificial flowers surrounding. Creating a lovely seating area, with access into an outside, brick-built storage shed and there is an additional patio area with gated access to the rear.

TENURE

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

COUNCIL TAX BAND A

EPC E



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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.







Ground Floor

Approximate total area⁽¹⁾
813.52 ft²



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.

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