



**177 Frizington Road, Frizington, CA26 3QZ**

**£145,000**

This immaculately presented, two bedroom semi - detached property is perfectly presented and won't be on the market for long!

The light and airy accommodation would be ideal for First Time Buyers, Couples or even the Buy To Let Investor. The enclosed rear garden is an ideal place for relaxing, providing ample space for the keen Gardener alongside a large workshop equally as good for all those DIY jobs. Buyers looking for this type of property in the area will be keen to take advantage of so many of the selling features within this price range. Ideally located for easy commute to local employment and just a short drive to further amenities, be quick in arranging a viewing on this one. Call our office on 01946 693931 to discuss.

## ENTRANCE

The property is entered via a composite front door into a small hallway with a decorative wooden door leading to:

## LOUNGE/DINER

24'10" x 13'8" (7.57 x 4.17)



## LOUNGE AREA



Front aspect double glazed window. 2 radiators. Electric fire. Tv point. Laminate flooring. Decorative coving and ceiling rose. Stairs leading to first floor. Open plan into:

## DINING AREA



Rear aspect window with view into conservatory. Laminate flooring. Log burner in decorative fireplace. 2 storage cupboards. Door leading to:

## KITCHEN

9'1" x 8'2" (2.79 x 2.49)



With a range of cream wooden wall and base units with complementary brown wooden work surfaces. Integrated electric oven and gas hob with extractor fan above. Rear aspect window with view to conservatory. Radiator. Decorative wall tiling.

## CONSERVATORY

16'0" x 14'2" (4.88 x 4.34)



Tiled flooring and part tiled walls. UPVC ceiling panelling. Radiator.

## FIRST FLOOR LANDING

With storage cupboard and loft hatch (loft insulated and floor boarded, also housing a Baxi combi boiler).

## BATHROOM



4-piece suite comprising of WC and wash basin within unit, bath and walk-in power shower. 2 radiators. Rear aspect frosted window. Wall tiling.

### BEDROOM 1

13'8" x 11'10" (4.17 x 3.63)



Front aspect double glazed window with fell views. Double in size. Radiator. Laminate flooring. Built-in wardrobes.

### BEDROOM 2

12'11" x 7'4" (3.96 x 2.24)



Rear aspect double glazed window. Double in size. Radiator. Laminate flooring. Built-in single wardrobe.

### FRONT EXTERNAL



Freshly painted exterior of the property. Gated driveway parking for 2 vehicles.

### GARAGE / WORKSHOP



Large Workshop ideal for those DIY jobs.

### REAR EXTERNAL



A mix of block paved and patio seating areas. Grassed lawn with decorative borders. Large brick-built workshop. The vendor will also be leaving a wooden garden shed.

### DIRECTIONS

The property is best approached from Whitehaven via Cleator Moor. Turn left to Frizington and continue to the village and to the mini roundabout. Take the 3rd exit onto Frizington Road and number 177 is on the right hand side.

### **COUNCIL TAX**

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band A.

### **VIEWING ARRANGEMENTS**

To view this property, please contact us on 01900 829977

### **NOTES TO BROCHURE**

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

### **THE CONSUMER PROTECTION REGULA**

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

\*Please note these details have yet to be approved by the vendors.

### **MOVING WITH GRISDALES**

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

### **FREE MARKET APPRAISAL**

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

### **LETTINGS AND MANAGEMENT**

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management

### **SURVEYS AND VALUATIONS**

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

### **MORTGAGE ADVICE**

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

