



**46 Weavers Avenue, Frizington, CA26 3AT**

Guide Price **£125,000**

**PFK**



## 46 Weavers Avenue

### The Property

Located on the sought after Weavers Avenue development, this well proportioned three bed semi-detached home offers the perfect blend of modern comfort and village charm, ideal for first time buyers or young families. Situated just a short walk from the village centre, you'll find schools, shops, and everyday amenities on your doorstep, with an easy commute to Sellafield and the stunning Ennerdale valley close by for weekend adventures.

Inside, the home features a bright and spacious lounge, a stylish open plan dining kitchen with French doors leading out to the rear garden, ideal for entertaining, and the convenience of a ground floor cloakroom/WC. Upstairs, there are three well sized bedrooms, including a generous main bedroom with its own ensuite shower room, and a modern family bathroom. Outside, you'll find a private enclosed garden to the rear, perfect for children, pets, or relaxing, along with allocated parking tucked away behind the property.

This is a home that combines everyday practicality with a warm, welcoming feel in a location that truly works for modern family life.







## 46 Weavers Avenue

### The Location & Directions

Situated on Weavers Avenue in Frizington, the property benefits from a peaceful residential setting with everyday amenities close by, including a shop and primary school within walking distance. The nearby towns of Cleator Moor and Whitehaven offer supermarkets, secondary schools, and a wider range of services. For outdoor enthusiasts, Ennerdale Water and the surrounding Lake District fells are just a short drive away - ideal for walking, biking, and soaking in the stunning Cumbrian landscape. Sellafield is also within easy commuting distance, making this a great choice for professionals and families alike.

### Directions

The property can be easily located using either CA26 3AT or What3words///sues.passport.grills



- Tenure: Leasehold
- Council Tax: Band B
- EPC rating C

## ACCOMMODATION

### Entrance Hallway

Approached via composite door. With radiator, door to cloakroom/WC and lounge.

### Cloakroom/WC

2' 10" x 5' 8" (0.86m x 1.72m)

Fitted with close coupled WC, wash hand basin, radiator and small obscured window.

### Lounge

14' 11" x 14' 3" (4.54m x 4.35m)

Bright reception room with window to front elevation, stairs to first floor, two radiators and door to kitchen.

### Dining Kitchen

14' 11" x 9' 1" (4.54m x 2.77m)

The kitchen is fitted with modern wood wall and base units with contrasting work surfacing and upstands, incorporating 1.5 bowl stainless steel sink and drainer. Integrated appliances including electric oven with gas hob and extractor over, fridge/freezer and dishwasher, plumbing for washing machine. There is space for a dining table and chairs, with patio doors leading from the dining area out to the gardens, a window to the rear, radiator and understairs storage cupboard.

## FIRST FLOOR LANDING

With side aspect windows and door to first floor rooms.

### Bedroom 1

8' 5" x 11' 9" (2.57m x 3.57m)

Double bedroom with window, radiator and door to ensuite.

### Ensuite Shower Room

6' 2" x 5' 6" (1.89m x 1.68m)

Fitted with white three piece suite comprising close coupled WC, wash hand basin and tiled shower cubicle with electric shower.

Chrome ladder radiator.





**Bedroom 2**

8' 5" x 10' 1" (2.56m x 3.08m)

Double bedroom with window and radiator.

**Bedroom 3**

6' 2" x 8' 7" (1.89m x 2.61m)

With window and radiator.

**Bathroom**

6' 2" x 5' 6" (1.89m x 1.68m)

Fitted with white three piece suite comprising close coupled WC, wash hand basin and panelled bath, part tiled walls, obscured window, chrome radiator.

**ADDITIONAL INFORMATION****Services**

Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

**Referral & Other Payments**

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2024 was £221.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.





### **GARDEN**

There is a low maintenance garden area to the front of the property, with the main garden located at the rear, fully enclosed with fencing and incorporating a mix of patio and lawn.

### **Allocated parking**

2 Parking Spaces

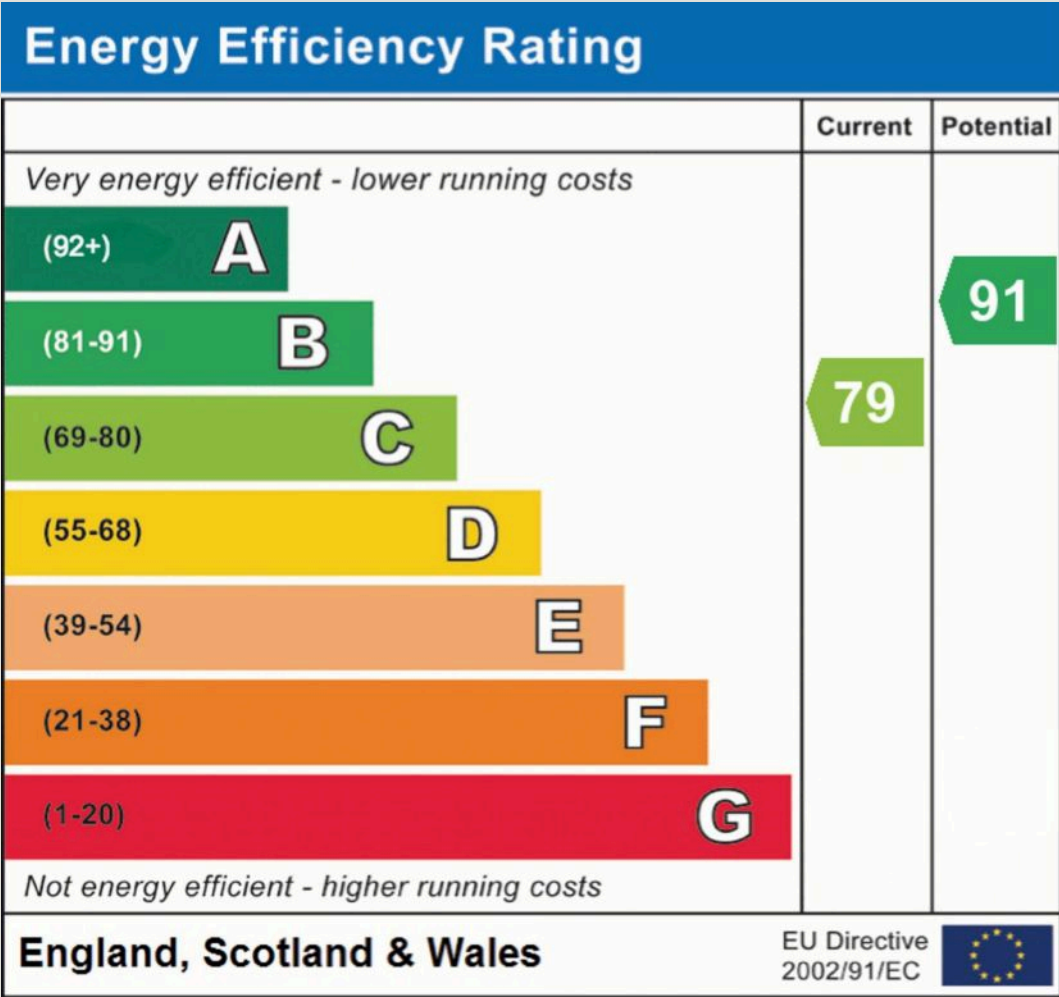
There is allocated parking to the rear of the property for 2 cars.

### **Leasehold Details**

155 year lease from March 2008. A ground rent of £200 per annum is payable. No service charge.











## PFK Estate Agency Cockermouth

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