



3

Bedrooms

1

Bathroom







PROPERTY DESCRIPTION

Welcome to 10 Dyke Nook, an end terraced property located on a quiet residential street in Frizington. The property offers potential purchasers an opportunity to modernise it into a lovely family home, or rental opportunity. The ground floor benefits from a small entryway that leads into a Living Room with a gas fire and access to the first floor, a snug with a fire, kitchen with access to the rear, utility room and downstairs WC. The first-floor benefits from two good sized bedrooms and a smaller third bedroom, as well as a family bathroom.

To the rear of the property is a concrete yard with access to the garage. The garage has access to both the front and rear, with a useful pedestrian door at the front. This space offers potential purchasers the opportunity to extend (with approved planning permission) the existing accommodation space, or renovate into a 'work from home' space, for example.

Located in West Cumbria, Frizington benefits from an array of local amenities and is within, approximately, 5 miles from the coastal town of Whitehaven and approximately 5 miles from Ennerdale Bridge, within the Lake District National Park, and approximately 7 miles from St Bees. The property is located on a quiet residential street with no through-traffic.

MEASUREMENTS

Total approximate total area 158.1m²

Entry 0.77 x 1.05m

Living Room 3.17 x 3.46m

Snug 4.03 x 2.44m

Kitchen 2.00 x 3.65m

Utility Room 1.91 x 3.60m

Downstairs WC 1.50 x 0.81m

Landing 3.24 x 0.78m

Bedroom 3.26 x 3.92m

Bedroom 4.31 x 2.75m

Bedroom 2.30 x 3.61m

Bathroom 2.27 x 2.81m

Garage 6.97 x 10.41m

Scan for further details



METHOD OF SALE

The property is offered for sale by Private Treaty. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents following an inspection.

VIEWING

Strictly by arrangement with the Sole Agents:

Mitchells Estate Agency, Lakeland Livestock Centre, Cockermouth, Cumbria, CA13 0QQ

Tel: 01900 822016 **Email: info@mitchellsestateagency.co.uk**

SERVICES

The property benefits from mains electricity, gas, water and drainage.

VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

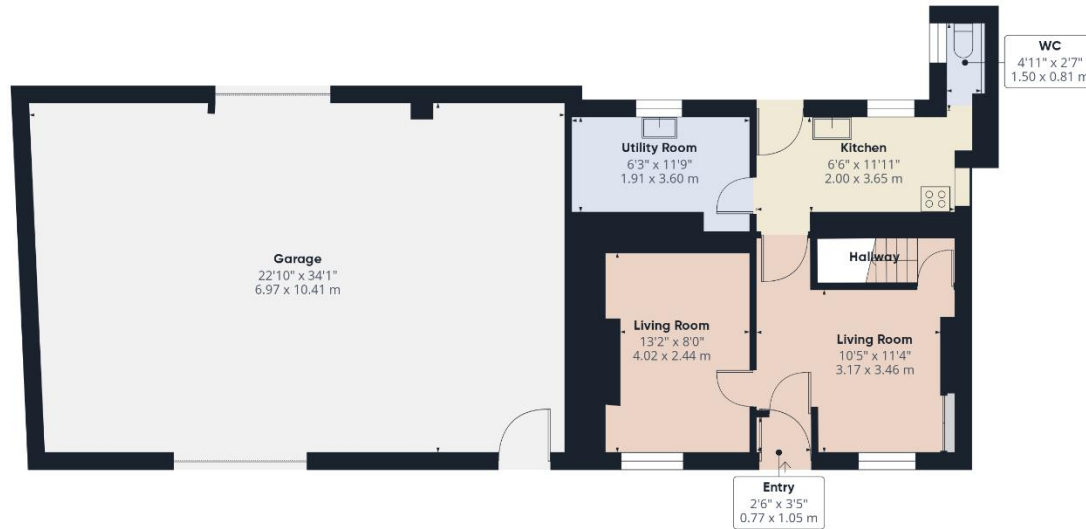
LOCATION



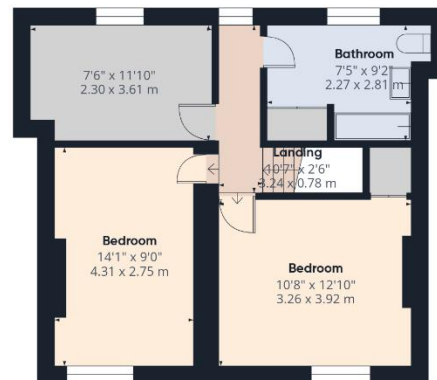
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Floor 0



Floor 1

Approximate total area⁽¹⁾

1702 ft²

158.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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