



Offered for sale with no forward chain

Ideal investment property

Close to local amenities

Open plan lounge diner

Town centre location

Popular residential area



Offered for sale with no forward chain, is this charming traditional terraced property. Currently utilised as a profitable air B&B, this lovely property is ideal for first time buyers, couples or perhaps an investor looking to increase their portfolio. Located on a popular residential street in the town centre. With all the town centre amenities just a stone's throw away. The accommodation briefly comprises of; entrance vestibule, spacious open plan lounge diner and fitted kitchen. To the first floor there is a contemporary bathroom and two bedrooms, with the front bedroom boasting built in wardrobes. Externally the property benefits from a pleasant, low maintenance, gated yard. Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

Entrance vestibule

Entered through a wooden door, provides access into the lounge diner.

Lounge diner

Spacious open plan lounge diner, with modern neutral décor. A uPVC double glazed window overlooks the front of the property with a single panel radiator below and to the dining area and second uPVC double glazed window looking over the rear of the property with a double panel radiator below. With TV aerial point and cupboard housing the gas metre, provides access to the first floor via the stairs and is open to the kitchen.

Kitchen

Contemporary modern kitchen, with a range of high gloss white wall and base units with contrasting quartz effect work surfaces and modern metro tile splash backs. Stainless steel sink and drainer unit with mixer tap, with plumbing for washing machine below, space for a freestanding cooker and freestanding fridge freezer. Two uPVC double glazed windows providing plenty of natural light and uPVC double glazed doors leading out onto the rear of the property with modern PVC panelling and spotlights to the ceiling.

First floor landing

Provides access into two bedrooms and the bathroom.

Bedroom one

Beautifully presented, spacious, double bedroom. Useful built-in wardrobes with sliding doors, uPVC double glazed window overlooking the front of the property with a double panel radiator below and modern neutral decor.

Bedroom two

Second, well presented, bedroom with modern décor, uPVC double glazed window overlooking the rear of the property with a single panel radiator below.

Bathroom

Modern bathroom with white suite which briefly comprising of; bath with wall mounted shower attachment from the mixer tap, pushbutton flush WC and pedestal sink with tiled splash back and part tiled walls. uPVC double glazed frosted glass window and panelling to the ceiling.

Externally

To the rear of the property is a pleasant, enclosed, low maintenance, yard with gated access.



TENURE

We have been informed by the vendor the property is freehold

COUNCIL TAX BAND A

EPC E

LOW FEES, LOCAL EXPERTISE

We are pleased to offer a family run, independent estate agent service in Cumbria, offering property sale services without the premium charges of high street estate agents. We have a range of low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown rapidly, largely due to recommendations and referrals from our many happy customers. Not only could we save you a fortune, but our customers also love our extended open hours, 7PM during the week and 5PM on Saturdays. We offer free valuations, provide great photography and a friendly team which is there to support and guide you from the initial marketing to completion of the sale of your property.

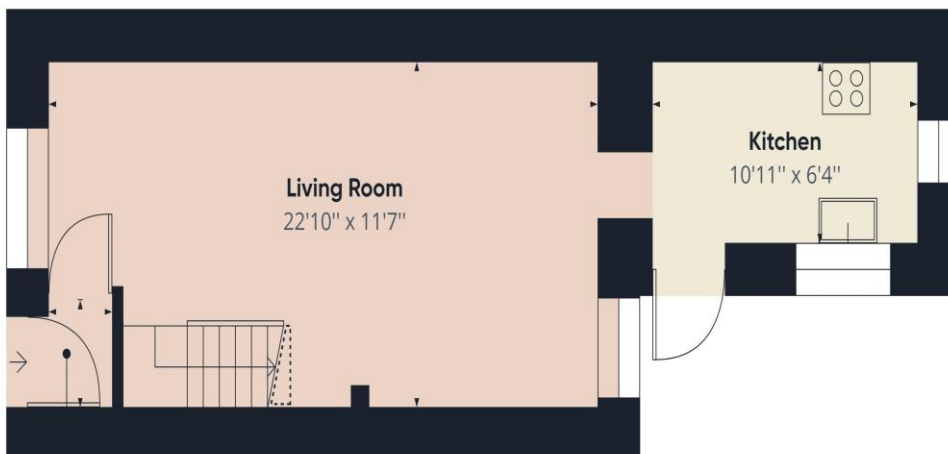
MORTGAGES

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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.





Entry
2'10" x 3'9"

Approximate total area⁽¹⁾

352.54 ft²

Reduced headroom

9.94 ft²

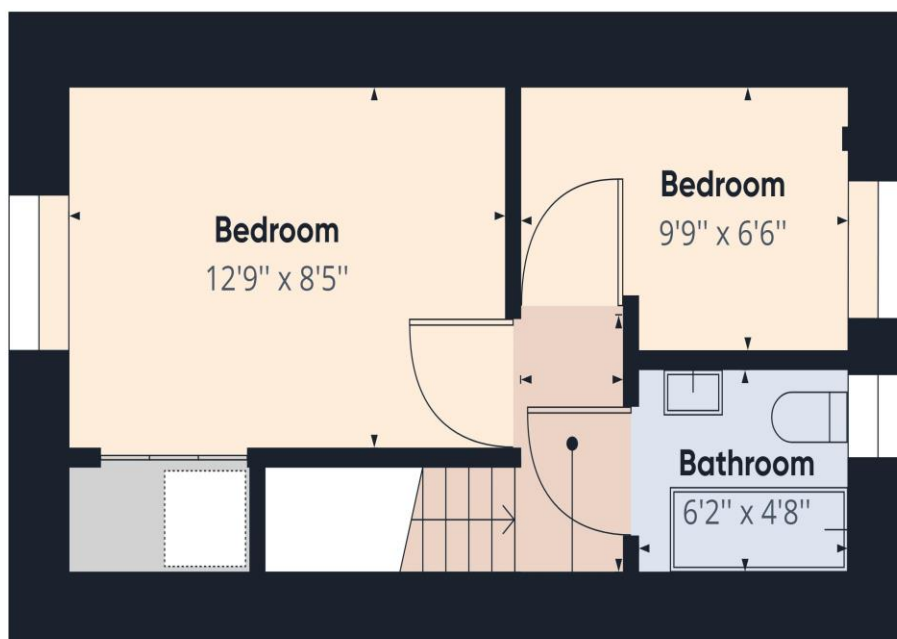
(1) Excluding balconies and terraces

 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



Landing
3'1" x 5'11"

Approximate total area⁽¹⁾

233.69 ft²

(1) Excluding balconies and terraces

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Floor 1

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