



Deceptively spacious traditional terrace

Large open plan lounge diner

Public playing field and park to the rear

Great transport links to Maryport and Workington

Large kitchen diner

Versatile attic room

Popular coastal village

Walking distance to local school

This deceptively spacious terraced property certainly has plenty to offer, whilst in need of some repairs and works, the property has ample space and had a new stylish modern kitchen installed just 18 months ago. The property also boasts lovely sea views from the front bedroom. The property is located in the coastal village of Flimby, with popular schools and local amenities close by, along with beautiful coastal walks, the property is just a short drive to Maryport and Workington, with a wider range of amenities and Maryport's beautiful harbour, there is also a regular train that can be caught in the village. The accommodation briefly comprises, entrance hall, with high ceilings and original cornice, a large, dual aspect lounge diner, to the rear of the ground floor, there is the recently fitted, contemporary, modern kitchen diner. To the first floor, there are three bedrooms and the family bathroom, with steps leading to a large loft conversion. Externally, to the rear of the property there is a low maintenance rear yard with gated access to the rear lane, offering on street parking at the rear, there is also a public playpark and sports field directly behind the property making this an ideal property for families. The property also looks out over the sea to the front and there are lovely coastal walks close by.

ACCOMMODATION

Entrance vestibule

Entered through a uPVC double glazed door with frosted glass panels, with a wooden glazed door with frosted glass and top light that leads into the hall.

Entrance hall

A large entrance hall with open stairs to the first floor, high ceilings and a lovely original cornice and dado rail. There is a double panel radiator, a useful, under stairs storage area, with a wooden glazed door providing access into the kitchen diner, and access into the lounge.

Lounge diner

A spacious, dual aspect open plan lounge diner. To the lounge area, there is a stone-built fireplace, with wooden mantel, there is decorative cornice, high ceilings and a uPVC double glazed window overlooking the front of the property, with a double panel radiator below. To the dining area, there is decorative dado rail and a uPVC double glazed window overlooking the rear of the property, with a double panel radiator below. As there is a large kitchen diner, this could easily be split to create two reception rooms.

Kitchen diner

Fitted approximately 18 months ago, this contemporary modern kitchen diner has a range of stylish wall and base units, with beautiful complementary wood effect work surfaces and matching up stands. To the rear of the kitchen, there is a step up to a separate area, where there is a large breakfast bar, a single panel radiator, a uPVC double glazed window and a uPVC double glazed door with frosted glass. To the main kitchen area, there is a built-in electric oven, integrated microwave, stainless steel gas hob, with stainless steel splash back and stainless steel and glass extractor hood above. The kitchen also features a modern, 1.5 composite sink and drainer unit, fitted below a uPVC double glazed window, with plumbing for washing machine below. The herringbone tile effect, vinyl flooring runs through the kitchen and breakfast area, with an additional single panel radiator to the lower part of the kitchen.

First floor landing

Split-level landing, provides access into three good size bedrooms and the family bathroom with stairs leading to the attic room.



Bedroom three

The generously proportioned third bedroom is situated at the rear of the property. This spacious room has a uPVC double glazed window overlooking the rear of the property, with a double panel radiator below. The room has sustained some damage from a previous leak that has since been resolved, but requires decoration.

Bathroom

With suite briefly comprising, bath with ornate mixer tap and hand-held shower attachment, a toilet and a pedestal sink with tile effect vinyl flooring, tiled walls, and a uPVC double glazed window.

Bedroom two

A good sized double bedroom, with useful fitted cupboards which houses the combi boiler, with a uPVC double glazed window overlooking the rear of the property, with a double panel radiator below.

Master bedroom

This generously sized double bedroom, has useful, fitted wardrobes either side of the chimney breast, and a uPVC double glazed window which overlooks the front of the property and enjoys a beautiful sea view with Scotland visible beyond, with double panelled radiator below.

Attic Room

This spacious, versatile room is currently used as a bedroom and with some work, (pending planning commissions/ building regulations) could be a fantastic fourth bedroom. There is exposed ceiling beams with spotlights, a sky light window and additional storage into the eaves.

Externally.

To the rear of the property, there is a low maintenance rear yard, with gated access to the rear lane, offering on street parking at the rear, there is also a public playpark and sports field, directly behind the property making this an ideal property for families. The property also looks out over the sea to the front and there are lovely coastal walks close by.

TENURE

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

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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



Floor 1



Floor 2

Approximate total area[®]
1231.67 ft²

Reduced headroom
80.42 ft²

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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