



**Offered for sale with no forward chain**

**New kitchen and bathroom**

**Sought after village location**

**Beautiful semi-detached cottage**

**Recently refurbished**

**Three bedrooms**

**Gardens and garage**

**Close to Cockermouth**

Nestled within the attractive village of Greysouthern is this beautifully refurbished, semi-detached cottage, and is offered for sale with no forward chain. The village is on the outskirts of the town of Cockermouth, and is within the catchment area of its sought after schools. Other nearby towns of Workington and Whitehaven are just a short drive away, as are the picturesque Cumbrian fells and lakes. The property has been fitted with a contemporary, modern kitchen and utility, a stylish new bathroom and is neutrally decorated throughout, creating a bright and airy home. Whether you are a first-time buyer, couple, or a family, this could be the home you have been looking for. The accommodation comprises briefly of a hallway, spacious lounge, newly fitted, contemporary kitchen and separate dining room and a good-sized utility. To the first floor, there are three, tastefully decorated, bedrooms with the rear bedroom enjoying a lovely view. The stylish, modern bathroom is conveniently located by the bedrooms. Externally, the property benefits from a detached garage and there is a well maintained, yet low maintenance garden, with double gates providing car access. Internal viewing is highly recommended to fully appreciate what this property has to offer.

## ACCOMMODATION

### Entrance hall

Entered through a wooden glazed door with frosted glass side panel. The spacious entrance hall has modern neutral décor with wood effect, vinyl flooring and provides access into the kitchen, lounge and utility room.

### Kitchen

A newly fitted, contemporary, modern kitchen, with a range of stylish, dove grey, base units with complementary wood effect work surfaces and matching up stands, there is a stainless steel sink and drainer unit with mixer tap, a built-in electric oven with electric hob, set into the worktop, with modern black glass splashback and a stainless steel extractor hood above. The kitchen features wood effect, vinyl flooring, beautiful, modern décor, a uPVC double glazed window overlooking the front of the property and spotlights to the ceiling. The kitchen is open to the dining room.

### Dining room

The dining room boasts a lovely, exposed lintel above the opening to the kitchen, there is modern décor, a wall mounted electric radiator, a uPVC double glazed window overlooking the front of the property and access into the lounge.

### Lounge

This bright and spacious lounge, has modern, neutral, décor, decorative coving to the ceiling, wall mounted electric radiators, a feature, electric fire, set into the chimney breast and a uPVC double glazed window, which overlooks the rear garden.

### Utility

A useful, rear utility room, with plumbing for a washing machine, with built-in worktop above, useful, built-in base units with wooden worktop and matching up stands, a uPVC double glazed window, a wall mounted electric radiator and grey, wood effect vinyl flooring. The utility houses the combi boiler. A wooden glazed door with frosted glass, leads out onto the rear garden.

### First floor landing

A spacious landing area, with wall mounted electric heater and modern décor, there is decorative coving and loft access to the ceiling. Provides access into three bedrooms and the bathroom.



### Bedroom one

Situated at the front of the property, this spacious, beautifully presented, double bedroom has two uPVC double glazed windows which flood the room with natural light, there is a wall mounted, electric heater and modern neutral décor.

### Bedroom two

Situated at the rear of the property, this second, well proportioned and well presented double bedroom has a uPVC double glazed window which enjoys a beautiful open countryside view to the rear, with modern neutral décor and a wall mounted, electric heater.

### Bedroom three

With modern neutral décor, a useful, built-in, over stairs storage cupboard and a uPVC double glazed window overlooking the side of the property.

### Family bathroom

A stylish, modern, recently fitted family bathroom, featuring a 'P' shaped shower bath, with fixed glass shower screen and mixer shower, with both rainfall and jet showerhead attachments, modern, PVC boarded splash backs, a pushbutton flush toilet and a pedestal sink, with mixer, water fall tap. The bathroom benefits from spotlights, an extractor fan, neutral décor, wood effect vinyl flooring and a uPVC double glazed window with frosted glass.

### Externally

A lovely, gated, side path leads to the front door and wraps around to the rear of the property where there is a well maintained, good size rear garden, with gated access for a car and a detached single garage.

### TENURE

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

### COUNCIL TAX BAND C

### EPC F



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## MORTGAGES

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## NOTE

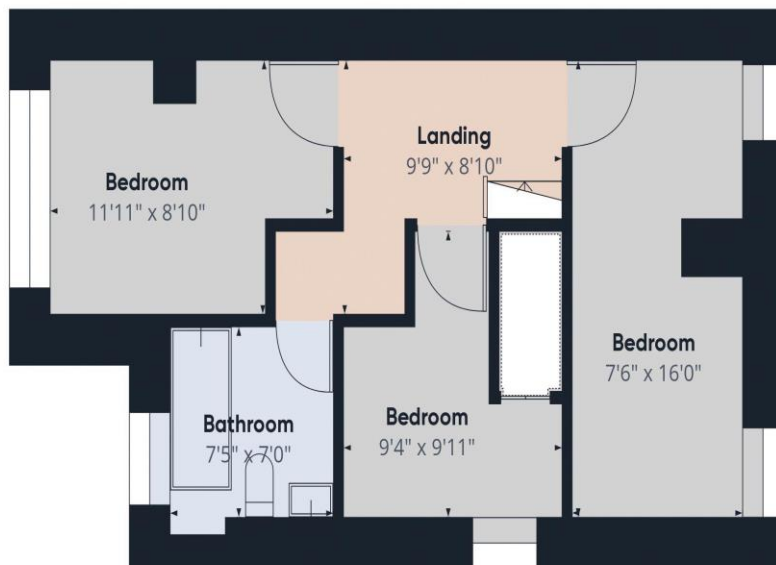
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify 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.







Ground Floor



Floor 1

Approximate total area<sup>®</sup>  
843.05 ft<sup>2</sup>

Excluding balconies and terraces

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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