



Spacious, three-bedroom property

Stylish first floor bathroom, plus downstairs WC

Low maintenance, front and rear gardens

Popular village location

Spacious kitchen with breakfast bar

Tastefully decorated throughout

Close to local schools and amenities

Excellent transport links

This lovely, well presented, three bedroomed home is ready for new owners to call it home. The property is located in the quiet village of Great Clifton, which is relatively central to the nearby towns of Whitehaven, Workington, and Cockermouth. The Cumbrian coastline can be reached in a 10-to-15-minute drive and the quieter, less commercialised, western lakes and surrounding fells are also within easy reach by car. An excellent choice of home for anybody who travels to these towns for work or leisure. Offering great value for money, and boasting three bedrooms, this will be a fabulous home for first-time buyers, couples, or families. The property has been tastefully decorated throughout, and is ready to move on to. Stepping inside the property you will find yourself in the hallway, that leads to a lovely, light, and airy lounge, with stylish, wood effect flooring, that continues through to the spacious kitchen, which boasts a breakfast bar. Heading on through you will find yourself in the rear hall, which leads to a useful downstairs WC. To the first-floor, there are three generously-sized and well presented bedrooms, and a stylish bathroom suite. Externally, the property benefits from a low-maintenance garden to both the front, and the rear, where there is also a large seating area that in the past has been used as a drive. Internal viewing is highly recommended to fully appreciate what excellent value for money this property offers.

ACCOMMODATION

Hallway

The hallway is accessed by a composite door with frosted glass panels, allowing plenty of light. There is laminate flooring, a double panel radiator, and the hallway leads to the lounge, and there are stairs to the first-floor landing.

Lounge

The spacious, well presented lounge benefits from connections for wall-mounted lighting either side of the chimney breast. There is laminate flooring, a double panel radiator, and a uPVC double glazed window enjoys a pleasant outlook over the front garden, and onto trees and open greenery. Lounge leads through to the kitchen.

Kitchen

This well-presented kitchen incorporates a range of white wall and base units, and boasts a breakfast bar with a complementary, wood effect, worktop. A stainless steel sink, with draining board and mixer tap, is set below a uPVC double glazed window that looks out over the rear garden. There is laminate flooring, a double panel radiator, and a large, under-stair storage cupboard which houses the Baxi boiler installed 2019. The kitchen leads to a rear hall.

Rear hall

There is a continuation of the laminate flooring, and the hallway leads to the downstairs WC, whilst a composite door leads out to the exterior.

WC

This well-presented room comprises of a WC and washbasin. There are part-tiled walls, laminate flooring, a single panel radiator, and a uPVC double glazed, frosted window.

First-floor landing

The landing has a useful power point, and a uPVC double glazed window. It leads to all three bedrooms, bathroom, and also the loft.

Bedroom one

Well presented double bedroom, with a large, airing cupboard which provides excellent storage. There is decorative coving, a double panel radiator, and a uPVC double glazed window that looks out onto the rear garden.



Bedroom two

Another lovely double bedroom which enjoys an attractive outlook onto countryside. There is built-in shelving, decorative coving, and a double panel radiator.

Bedroom three

Another good-sized, third bedroom, with a double panel radiator, and uPVC double glazed window.

Bathroom

The stylish bathroom suite incorporates a bath, with mixer tap, glass screen, and monsoon showerhead, a toilet, and pedestal hand-wash basin, with mixer tap. There is a double panel radiator, easy-clean PVC walls, and a uPVC double glazed, frosted window.



Exterior

At the front of the property there is a well-maintained garden with patio area, lawn, and is largely fenced around. At the rear, the large garden has a large patio area, perfect for garden furniture, this was previously used as a drive, so has the potential to be opened up. The garden is fenced around, and has a useful garden shed.

TENURE

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

COUNCIL TAX BAND A

EPC D

LOW FEES, LOCAL EXPERTISE

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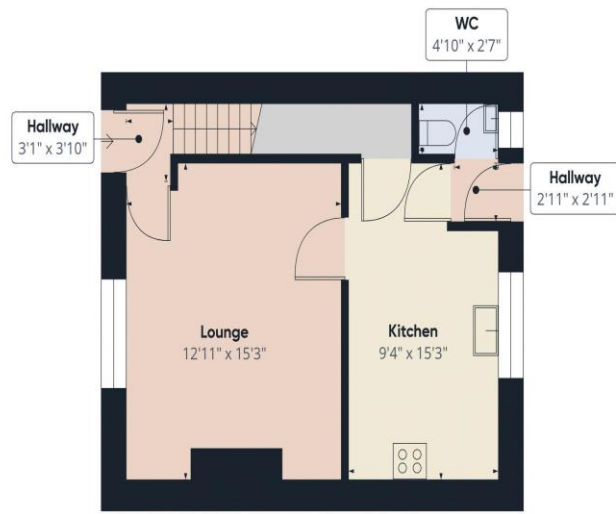
MORTGAGES

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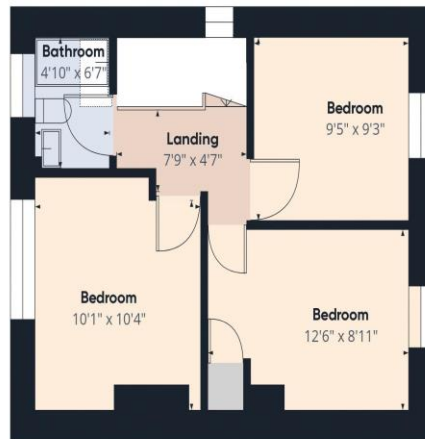
NOTE

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⁽¹⁾
768.55 ft²

(1) 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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