



Set in a picturesque and quiet village

An ideal property to add your own style and design

Generously sized lounge

Three light and airy bedrooms

Rear garden enjoys a sun and a pleasant outlook

Backed by open countryside

Spacious driveway and garden both front and rear

Kitchen with a separate utility room

Modern first floor bathroom suite

Within easy reach of nearby towns and the coastline

Offered for sale with no forward chain, is this three-bedroom home, nestled in the picturesque village of Camerton. The village is a sought-after place to live, with its lovely views, and quiet walks. Whilst it offers peace and tranquility, the nearby towns of Maryport and Workington are just a 10 minute drive away. The Cumbrian coastline, with its views across the Solway Firth and toward Scotland can also be reached in around 10 minutes by car. The property has had numerous works done over the recent months, but the current owners have chosen to let any new prospective buyer add their own taste and style, making the property their own. It certainly has a lot to offer being set on a spacious plot. There is a large driveway, which provides off-street parking for numerous vehicles and will be suitable for anybody was a caravan or motorhome. There is a good size garden to the front, and a larger garden to the rear which gets the sun throughout the day and is backed by open countryside, making it feel private and a lovely place in which to spend sunny days. Within the property there is a hallway, and the lounge benefits from an open fireplace. There is a good size kitchen which boasts a separate utility room. Heading up to the first floor you will find all three bedrooms each enjoying a pleasant outlook. The stylish family bathroom is also located on the first floor by the bedrooms. The property also has a useful outbuilding, which is split into three sections and provides excellent storage. One point to note is that the property runs on solid fuel and air source heat pump. To view this property, its lovely setting and pleasant outlook please contact the office to arrange a viewing.

ACCOMMODATION

Hallway

The hallway is accessed via a uPVC door with a frosted glass panel. There is a useful cupboard in addition to the under stairs storage cupboard. The hallway also has a radiator and a UPVC double glazed frosted window. Provides access to the lounge, kitchen, utility, and there are stairs to the first-floor landing.

Lounge

The spacious room boasts an open fireplace which is set on a granite hearth with contrasting wood surround. There is a TV point, and a radiator is neatly placed below a uPVC double glazed window that looks out to the front.



Kitchen

The kitchen incorporates a range of cream wall and base units with a complementary worktop. There is a radiator and a stainless steel sink with drainer board, set below a uPVC double glazed window that looks out onto the rear garden.



Utility

The utility room has plumbing for a washing machine and space for a tumble dryer. There are base units and a large work surface. The utility room has a radiator, a uPVC double glazed window and a half-glazed uPVC door leads out to the exterior.

First floor landing

The landing has a uPVC double glazed window and a handy double socket. There is an airing cupboard and doors that lead to all three bedrooms and the bathroom. You can also access the loft from the landing.

Bedroom one

A spacious double bedroom with a radiator and a uPVC double glazed window enjoying a pleasant outlook over the front of the garden and beyond.



Bedroom two

A second double bedroom benefiting from a built-in cupboard. There is a radiator and a uPVC double glazed window that enjoys a lovely outlook over the rear garden and onto open countryside.

Bedroom three

The third bedroom has a cupboard, a radiator and a uPVC double glazed window offering a pleasant outlook to the front.

Bathroom

This modern bathroom comprises of a bath, with shower above. There is a toilet and pedestal hand wash basin. The bathroom has a radiator, and the walls are partially fitted with PVC panels for ease of maintenance. The uPVC double glazed window allows in more than ample light.

Exterior

At the front of the property, there is a spacious driveway on the right-hand side, providing plenty of off-street parking. There is also a good size garden to the front, which is laid to lawn and hedged around. At the rear of the property, there is a brick-built outbuilding which is split into three sections and provides excellent storage. The rear garden is quite the sun trap and a wonderful place in which to spend time with friends and family, as it is backed by open fields attracting a variety of birdlife.

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.





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Ground Floor



Floor 1

Approximate total area¹
815.88 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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