



**Offered for sale with no forward chain**

**Large rear garden with right of access to the rear of the property**

**Contemporary modern kitchen**

**Regular public transport to neighbouring towns**

**Three good size bedrooms**

**First floor bathroom**

**Quiet village location**

**Ideal for first time buyers**

Offered for sale with no forward chain, is this deceptively spacious traditional terrace property. Unlike other terrace properties in the area, there is a delightful rear garden which enjoys the sun throughout the day with a lovely selection of shrubs and trees to the borders creating a lovely and private space. There is also a contemporary and modern kitchen diner and whilst some areas of the property are in need of updating with regards to the décor, the property is perfect for anyone who wants to put their own stamp on their new home without having to go to the expense of a new kitchen. The property is located in the quiet village of Distington, a popular village located centrally between the towns of Whitehaven and Workington, both being just a few minutes' drive away. The village has regular buses and a local convenience store as well as a doctors surgery and primary school. The accommodation briefly comprises of: an entrance hall, spacious lounge and a modern kitchen diner. To the first floor there are three good size bedrooms and the family bathroom. Externally the property boasts a surprisingly large and lovely rear garden which enjoys the sun throughout the day and has a patio area, lawn and mature shrubs with plants to the borders. There is also a right of access to the rear of the property for your convenience. Viewing is essential to appreciate this lovely home.



## ACCOMMODATION

### Entrance hall

Entered through a uPVC double glazed door with frosted patterned glass panels. There is tiled flooring, stairs to the first floor and electric metres. Provides access into the lounge.

### Lounge

This spacious, bright and airy, dual aspect lounge has a feature gas fire set into a modern stone effect suite with hearth and mantle. A uPVC double glazed window overlooks the front of the property with a double panel radiator below. A second uPVC double glazed window overlooks the rear garden with a double panel radiator and an archway leading to an open under stairs area. Provides access into the kitchen.



### Kitchen

A contemporary, modern, kitchen with a range of high gloss cream wall and base units, contrasting work surfaces and metro tiled splash backs. There is a stainless steel sink and drainer unit, plumbing for washing machine, a built in electric oven and grill with a separate stainless steel gas hob. Great storage is provided by a full height built in pantry style cupboard with pull out shelving and cupboard which houses the combi boiler. Two uPVC double glazed windows providing plenty of natural light, with a large double glazed window above the sink looking out over the private rear garden. You will also find wood effect vinyl flooring, a double panel radiator and a uPVC double glazed door with frosted glass leading out onto the rear garden.



### First floor landing

A spacious landing which provides access into three bedrooms and the bathroom. There is loft access to the ceiling and a single panel radiator.

### Master bedroom

A good size double bedroom, which benefits from two large built in wardrobes offering excellent storage fitted with hanging rails and shelving. A uPVC double glazed window overlooks the front of the property with a single panel radiator below.



### Bedroom two

A second good sized double bedroom, with neutral décor and a uPVC double glazed window which overlooks the rear garden.

### Bedroom three

A third double bedroom, also benefiting from large fitted wardrobes with hanging rails and shelving offering excellent storage. A uPVC double glazed window overlooks the rear garden with a single panel radiator below.

### Externally

To the rear of the property there is a lovely garden which is surprisingly spacious for a terraced property. There is a patio area, a lawn with a range of mature shrubs and bushes to the borders and flowers adding a splash of colour with a mature tree to the rear of the garden providing privacy. There is also a right of access to the rear of the property for your convenience.

### TENURE

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

### COUNCIL TAX BAND A

### EPC TBC

### LOW FEES, LOCAL EXPERTISE

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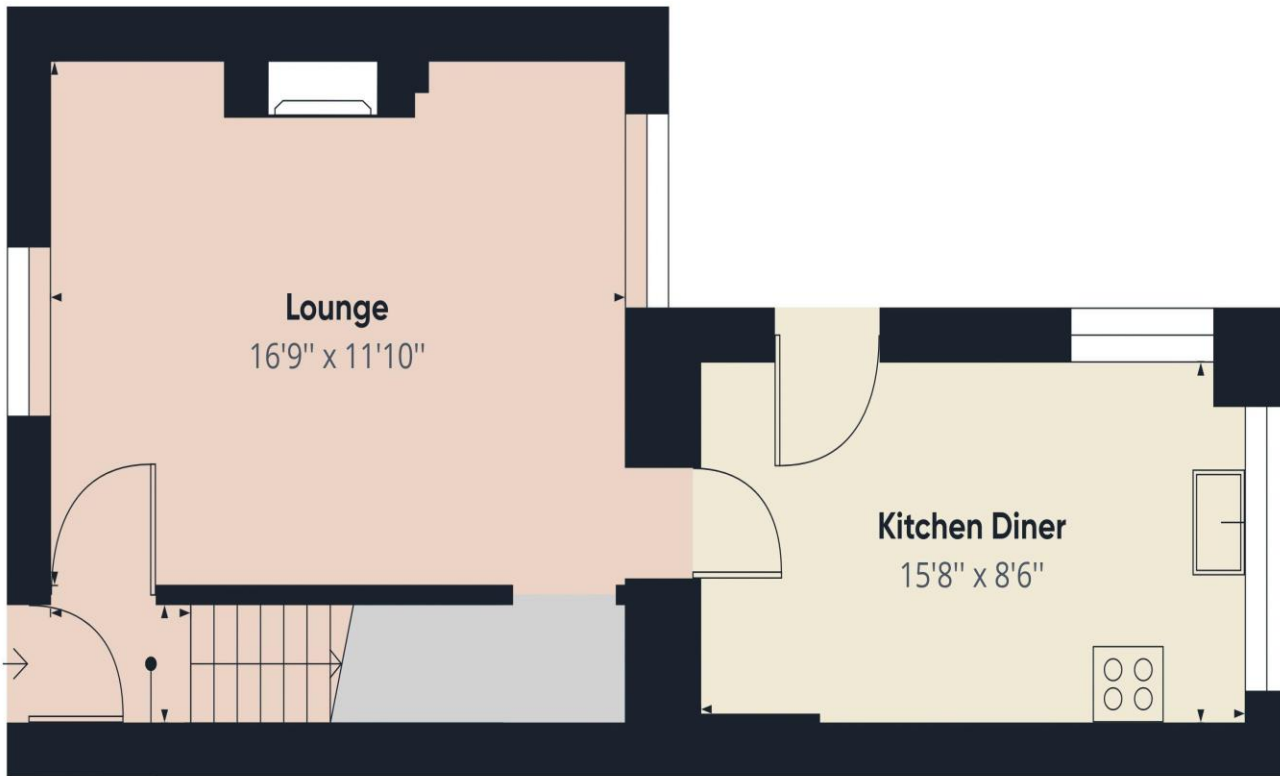
## MORTGAGES

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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.





Approximate total area<sup>(1)</sup>  
392.70 ft<sup>2</sup>

**Hallway**  
4'3" x 2'10"

(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.

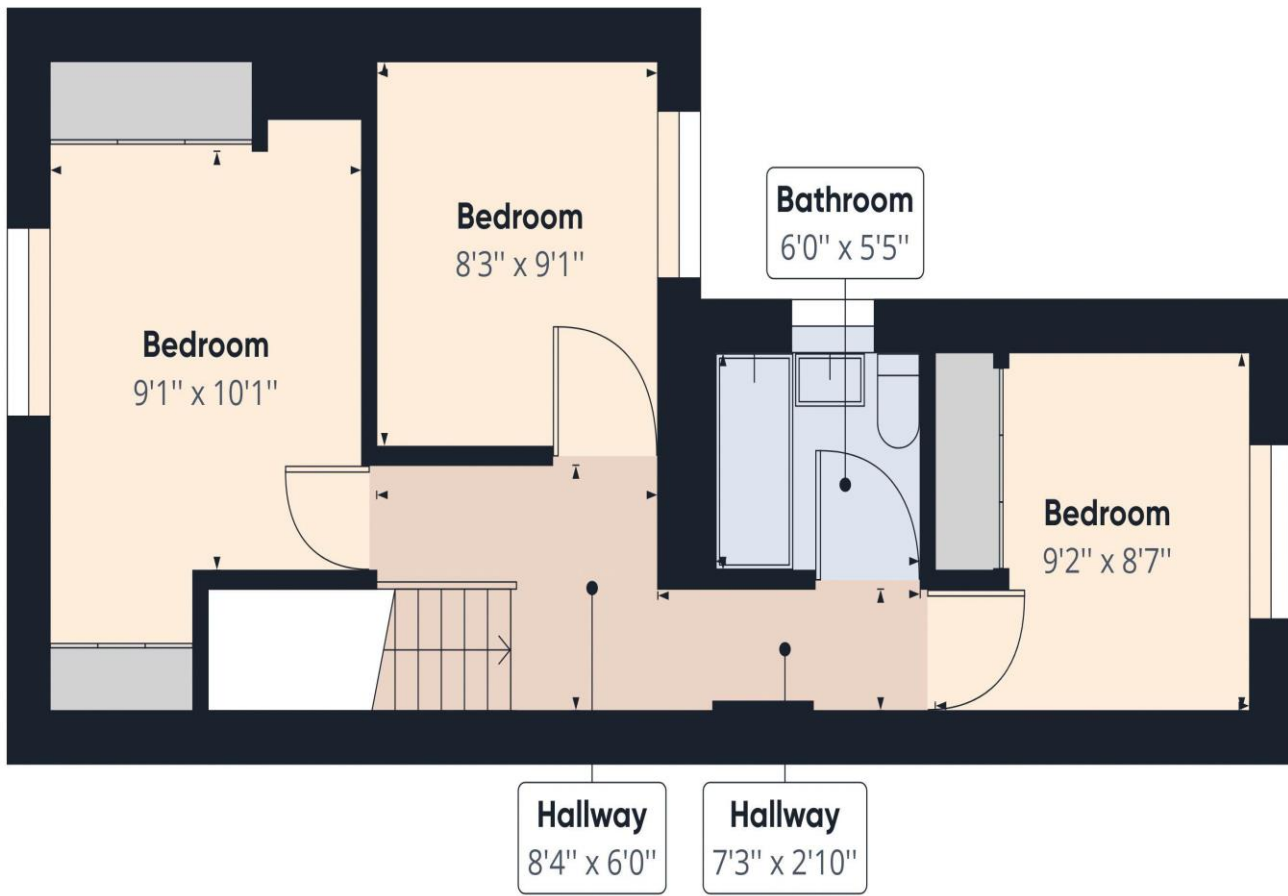
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Ground Floor

First Choice Move Ltd. registered in England and Wales Number 0767776 VAT number 118201945  
Registered office and postal address:  
GATE HOUSE, HALLWOOD ROAD, LILLYHALL, WORKINGTON, CUMBRIA. CA14 4JR

Tel: 01900 837 804 Tel: 01946 413 001 Email: [admin@firstchoicemove.co.uk](mailto:admin@firstchoicemove.co.uk) [www.firstchoicemove.co.uk](http://www.firstchoicemove.co.uk)





Approximate total area<sup>(1)</sup>  
371.48 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1