



For sale with no forward chain

Recently redecorated and new carpets laid

Large kitchen with integrated appliances

Boasts three generously sized bedrooms

Ideal for first-time buyers or investors

Set on a quiet residential street

Spacious open plan lounge and dining area

Stylish, well-maintained bathroom suite

Benefits from a lean-to and rear yard

Located in a quiet village, on the outskirts of the Lakes

Offered for sale with no forward chain is this spacious three-bedroom, end of terraced home. The property is set within a quiet side street, in the village of Frizington. The village is not far from the picturesque Cumbrian coastline and the quieter Western Lakes and surrounding Fells. The property offers excellent value for money and is perfect for a first-time buyer, couple or family. It will also certainly catch the eye of a buy to let investor. The property benefits from being redecorated and at the time of writing new carpets were about to be laid. Within the property there is a hallway that leads through to a spacious open plan lounge and diner. Beyond the dining area you'll find a lovely kitchen with plenty of storage and also integrated appliances. Off the kitchen you will also find a handy lean-to which could be used as a seating area, breakfast room or simply a great storage area. There is a stylish bathroom which is in good condition and boasts a designer radiator. Heading up to the first floor, the landing leads to all three generously sized, tastefully bedrooms. At the rear of the property there is also a good size yard. To fully appreciate this lovely home and the excellent value for money it offers please contact the office to arrange a viewing.

ACCOMMODATION

Hallway

The hallway is accessed via a UPVC door with a large frosted glass panel that allows light to flood into the hallway. There is also a row of central spotlights which provide plenty of illumination. The hallway benefits from a radiator, modern flooring and leads to the lounge and there are stairs to the first floor landing.

Lounge

The spacious lounge opens up to the diner and there are ceiling spotlights in both rooms. The spotlights have separate switches so they can be all on at once or just several rows allowing you to control the amount of light provided. The lounge has a radiator and a UPVC double glazed window to the front. The dining area has a alcove within the chimney breast where you will find a modern wall mounted electric fire and there are wall mounted lights either side of the chimney breast. The dining area also has a under stairs storage cupboard, radiator and UPVC double glazed window to the rear. Provides access to the kitchen.

Kitchen

This modern kitchen incorporates a range of white high gloss wall and base units with a contrasting worktop and tiled splash backs. There is a built-in electric oven with separate induction hob and stainless steel/curved glass extractor canopy above. The kitchen also boasts a integrated fridge and freezer. A stainless steel sink 1.5 with drainer board and designer mixer tap is set below one of the two UPVC double glazed windows which make this a light and airy room. The kitchen has a radiator and a glazed door to the lean-to, half glazed UPVC door out to the yard and there is also a door to the bathroom.

Lean-to

This handy room is perfect for a set of comfy chairs where you can have your morning coffee or evening glass of wine. It could also be used as a store room for items such as bikes or prams if desired.

Bathroom

This modern bathroom comprises of a "P" shaped bath with matching curved glass screen and mixer tap with shower attached. Above there is a shower with body jets and handheld showerhead. The bathroom also has a WC and pedestal hand wash basin with mixer tap. There is a large designer column radiator, tiled walls, tiled flooring and ceiling spotlights. A UPVC double glazed frosted window provides plenty of light.



First floor landing

The landing has ceiling spotlights and a UPVC double glazed window. Leads to all three bedrooms and also the bathroom. From the landing you can also access the loft.

Bedroom one

A spacious and well presented double bedroom with ceiling spotlights, radiator and two UPVC double glazed windows allowing in lots of natural light.

Bedroom two

A second spacious and tastefully decorated room with ceiling spotlights and a radiator set below a UPVC double glazed window that looks out to the rear.

Bedroom three

A good sized third bedroom with ceiling spotlights, radiator and a UPVC double glazed window.



Exterior

At the rear of the property there is a pleasant yard which has gated access and a raised flower bed.

TENURE

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

COUNCIL TAX BAND

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LOW FEES, LOCAL EXPERTISE

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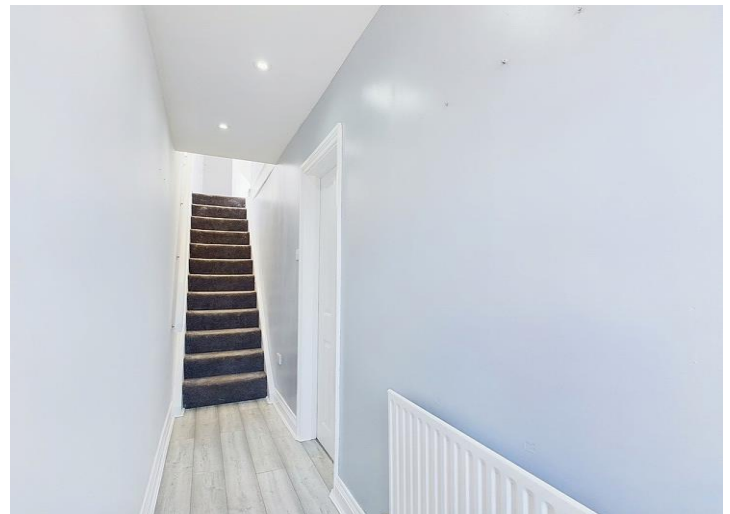


MORTGAGES

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NOTE

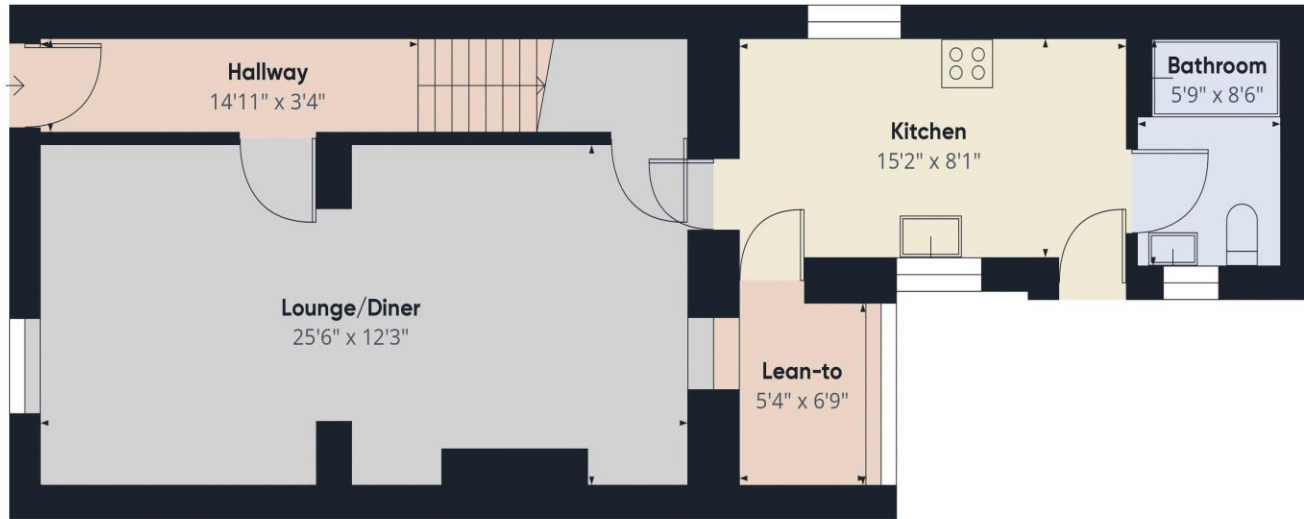
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Ground Floor

Approximate total area⁰
1079.97 ft²



Floor 1

(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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