



Offered for sale with no forward chain

Modern first floor wet room, plus ground floor WC

Contemporary kitchen, with metro tiled splash back

Pleasant, front and rear gardens

Beautiful, sea views from the rear bedrooms

Three good size bedrooms

Three versatile reception rooms

Quiet village location

Gated driveway

Ideal for first time buyers

Offered for sale with no forward chain, is this deceptively spacious, three-bedroom home. Boasting three reception rooms, three good size bedrooms and a gated driveway. There are also sea views from the rear bedrooms. This is a lovely home from which to explore the Cumbrian coastline, which is just a five minutes drive away. The lakes and fells are also within easy driving distance. Set in the quaint village of Crosby, the picturesque town of Cockermouth can be reached in fifteen minutes by car and the attractive harbour town of Maryport, where pleasant walks are to be enjoyed, is just ten minutes away. The property enjoys plenty of space and would be ideal for a first-time buyer, couple, or with its three spacious bedrooms, a family. The accommodation briefly comprises, entrance hall, well presented lounge and a separate sitting/dining room. There is also a third room to the rear, which has access to the rear garden, which would make a good dining area, or with a little work, a nice utility space. The contemporary kitchen is located at the rear of the ground floor, and there is a useful downstairs WC. To the first floor, there are three good size bedrooms, which all benefit from built in storage cupboards and a modern, wet room style shower room. Externally, to the front of the property is a pleasant front garden with central lawn, and shrubs and rose bushes to the borders adding a splash of colour. The property also boasts off-road parking, with a gated slab driveway. To the rear of the property is an enclosed rear garden, with lawn area, patio area and gravelled areas to the rear, ideal for pots. The garden is fenced around with gated access to the side.

ACCOMMODATION

Entrance hall

Entered through a uPVC double glazed door, with frosted glass panels. Doors lead into the lounge, dining room and there are stairs to the first floor.

Lounge

The light and airy lounge benefits from a feature, electric fire, with modern stone surround, hearth and mantle. The room has neutral décor, with a feature wall, TV connections, a radiator and a uPVC double glazed window overlooking the front garden.



Dining room

This versatile second reception room would make a lovely dining room or perhaps a sitting room or playroom. There is a freestanding, electric fire, set on a tiled hearth, with decorative wooden surround, TV connections, a radiator and a uPVC double glazed window, which overlooks the front of the property.

Kitchen

The contemporary kitchen has a range of wood effect, wall and base units, with contrasting work surfaces and modern, metro tiled splash backs. There is a built-in double, electric oven and grill, with a ceramic hob, set into the worktop and an integrated extractor hood above. A 1.5 stainless steel sink and drainer unit with mixer tap, is set below a uPVC double glazed window overlooking the rear of the property, with plumbing for a washing machine below. The kitchen benefits from a radiator and tile effect, vinyl flooring. Leads into a versatile room to the rear of the property.



Back room

This useful space offers the potential to extend the kitchen or living spaces, but equally, would make a fantastic utility room, or perhaps a home office space. There is a built in cupboard, electric points, a uPVC double glazed window and a uPVC double glazed door which leads out onto the rear garden. Provides access into the downstairs WC.

WC

A useful downstairs WC, with a push button flush toilet, with tiled surround, and a uPVC double glazed window with frosted glass.



First floor landing

The well proportioned landing space has a recessed, uPVC double glazed window which overlooks the rear of the property, offering a sea view to the rear. There is a built-in storage cupboard which houses the combi boiler, loft access, and access into three good size bedrooms and the shower room.

Master bedroom

This well presented, spacious double bedroom has a useful, built-in storage cupboard, tasteful décor, with a feature wall, a radiator and a uPVC double glazed window overlooking the front of the property.

Bedroom two

The second, generous double bedroom also benefits from a built-in storage cupboard. There is a uPVC double glazed window which overlooks the front of the property and a radiator.

Bedroom three

A generously proportioned third bedroom, which could accommodate a double bed. Here you will find a large, built-in storage cupboard with hanging rails and shelving, making an ideal wardrobe space. The UPVC double glazed window overlooks the rear of the property and offers a sea view, with a radiator below.

Shower room

A contemporary, modern wet room, with open shower space, with pulldown shower curtain rail and mixer shower. There is a pedestal sink and push button flush toilet, a uPVC double glazed window with frosted glass, an extractor fan and a chrome, heated towel rail. The shower room features modern, marble effect wall panelling and vinyl flooring.



Externally

To the front of the property, is a pleasant front garden, featuring a central lawn, with shrubs and rose bushes to the borders adding a splash of colour. The property also boasts off-road parking, with a gated slab driveway. To the rear of the property, is an enclosed rear garden with lawned area, patio area and gravelled areas to the rear, ideal for pots. The garden is fenced around with gated access to the side.

TENURE

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

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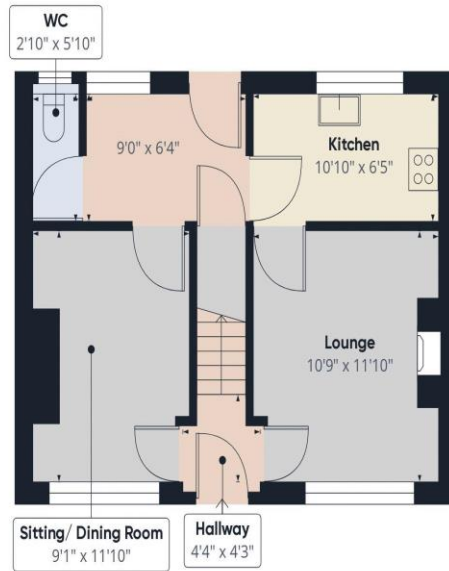
MORTGAGES

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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

Approximate total area⁽¹⁾
853.65 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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