



Well presented semi-detached property

Spacious lounge, with feature fireplace

Two light and airy double bedrooms

Set within a popular, quiet village

Low maintenance front and rear gardens

Ideal for first time buyers or couples

Good size, contemporary kitchen

Stylish family bathroom suite

Boasts a substantial driveway

Easy access to the western lakes and fells

Located in the quiet village of Arlecdon, is this well presented, two bedroom semi-detached home. A perfect choice for first-time buyers, couples, or perhaps a buy to let investor, looking to expand their portfolio. The village is a fantastic base in which to explore the quieter western lakes, the surrounding fells and the Cumbrian coastline, which can be reached by car. The village is surrounded by countryside and is ideal for those who enjoy not only peace and quiet, but pleasant walks. A short distance from the property and you will find Arlecdon Primary School. The property boasts a large, block paved driveway to the front, providing off-street parking for two cars. Stepping inside, you will find yourself in the vestibule, with its stylish door leading to the lounge. The spacious lounge is tastefully decorated and boasts a lovely fire with wooden surround. From here there is access to a good size, contemporary kitchen and there are stairs to the first floor landing. To the first floor there are two, light and airy double bedrooms and the stylish family bathroom. Externally, to the front of the property, there is a spacious driveway which continues around the right-hand side and provides plenty of off-street parking. There is also a low maintenance garden to the front, laid with gravel. At the rear, the garden gets the sun throughout much of the day and has a patio area, gravel bed and is securely fenced around, making the perfect choice for those with young children or pets.

ACCOMMODATION

Hallway

Entered through a composite door with frosted glass panels, the hallway benefits from decorative coving and a stylish glazed door leads through to the lounge.

Lounge

This lovely room has a feature fireplace, decorative coving and modern flooring. There is a radiator neatly set below a uPVC double glazed window that looks out to the front. You will find the stairs leading up to the first floor and there is another stylish, glazed door that leads through to the kitchen.

Kitchen

The modern kitchen incorporates a range of wall and base units, with a contrasting worktop. There is a built-in electric oven and grill, with a separate gas hob and an extractor in place above. A 1.5 stainless steel sink with draining board and mixer tap, is set below a uPVC double glazed window that looks out onto the rear garden. The kitchen also features a radiator, a breakfast bar and a half glazed uPVC door leads out to the garden.

First floor landing

The landing benefits from spotlights and leads to both bedrooms, the bathroom and the loft.

Bedroom one

The tastefully decorated double bedroom has connections for a flat screen, wall mounted TV. The room also features wall mounted lighting, a radiator and two uPVC double glazed windows which allow in plenty of natural light.

Bedroom two

Currently used as a dressing room, there is a useful built-in cupboard, ceiling spotlights, decorative coving, a radiator and a uPVC double glazed window looking out onto the rear garden.

Bathroom

This eye-catching bathroom comprises of a bath, with central waterfall mixer tap, folding glass screen and boasts rainfall and handheld showerheads. There is circular, wash basin with mixer tap, over a two door vanity which provides storage. There is a toilet, a chrome heated towel rail and ceiling spotlights. The bathroom features a bespoke alcove, with glass shelving and a uPVC double glazed frosted window allows and plenty of light.



Exterior

At the front of the property there is a spacious driveway which continues around the right-hand side and provides plenty of off-street parking. There is a low maintenance garden to the front, laid with gravel. At the rear, the garden gets the sun throughout much of the day and has a patio area, gravel bed and is securely fenced around, making the perfect choice for those with young children or pets.

TENURE

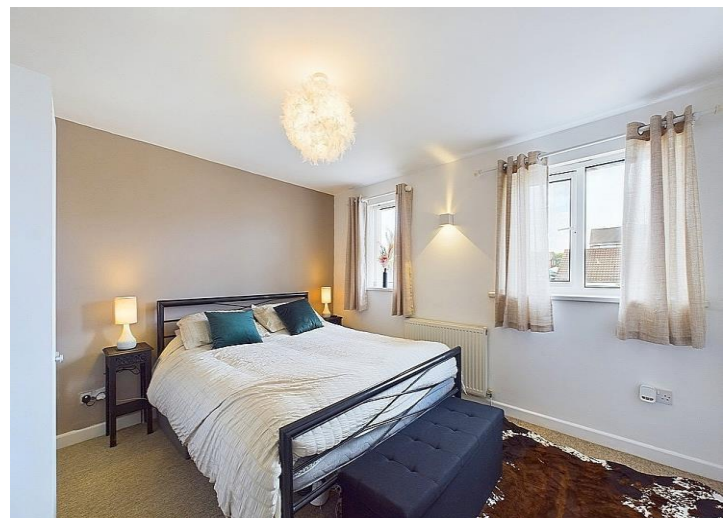
We have been informed by the vendor that the property is freehold.

COUNCIL TAX BAND A

EPC TBC

LOW FEES, LOCAL EXPERTISE

We are pleased to offer a family run, independent estate agent service in Cumbria, offering property sale services without the premium charges of high street estate agents. We have a range of low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown rapidly, largely due to recommendations and referrals from our many happy customers. Not only could we save you a fortune, but our customers also love our extended open hours, 7PM during the week and 5PM on Saturdays. We offer free valuations, provide great photography and a friendly team which is there to support and guide you from the initial marketing to completion of the sale of your property.



MORTGAGES

Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for re-mortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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.



