



**Boasts a stylish new kitchen**

**Offered for sale with no forward chain**

**Light and airy lounge**

**Modern first floor family bathroom**

**Ideal for families or first-time buyers**

**Recently redecorated and flooring laid**

**Spacious drive for off-street parking**

**Three mutually decorated bedrooms**

**Walking distance to schools and town centre**

**Offers good value for money**

Ready to get on the property ladder? Perhaps you need somewhere a little bit bigger or that has off-street parking and a garden. Look no further, this lovely three-bedroom home is ready for new owners to call it home. As an added bonus, the property is sold with no forward chain and is ready to move into. The property has just been redecorated, with new flooring laid and boasts a stylish new kitchen. At the front of the property, there is a spacious, low maintenance garden and at the rear, there is plenty of parking on the driveway. Within the property, there is a hallway that leads through to a light and airy lounge, that in turn provides access to the kitchen. The kitchen has plenty of style and boasts space for a breakfast or dining room table and chair set. Heading up to the first floor, you will find three neutrally decorated bedrooms and the bathroom. The property is in a quiet location, within walking distance of the town centre, which can be reached in just a five to ten minute walk. Numerous schools are also within easy reach, with Orgill School being the nearest, just a minutes walk from the property. To arrange a viewing or for further information please get in touch.



## ACCOMMODATION

### Hallway

The hallway is accessed via a uPVC door with frosted glass panels, and frosted side panel which allows in plenty of natural light. The neutrally decorated hallway benefits from modern flooring and a radiator. Leads through to the lounge, and there are stairs to the first floor landing.

### Lounge

This well presented lounge is light and airy and features a coal effect, electric fire, set on a marble effect insert, with matching hearth and contrasting wood surround. There is a useful, under stairs storage cupboard and a continuation of the modern flooring found in the hallway, and this continues through to the kitchen. A large radiator is neatly placed below a uPVC double glazed window that looks out to the front. Provides access through to the kitchen/diner.



### Kitchen/diner

The new kitchen incorporates a range of light grey, wall and base units, with a complementary worktop and tile splash backs. There is a built-in electric oven, with a separate electric hob and extractor, with built-in lighting above. One of the cupboards discreetly houses the combi boiler installed in 2024. The room has two rows of ceiling spotlights and there is a stainless steel sink with draining board and mixer tap, set below a uPVC double glazed window that looks out onto the rear. There is a radiator and plenty of space for a breakfast or dining room table and chair set.



### First floor landing

The landing provides access to all three bedrooms, the bathroom and the loft.

### Bedroom one

A spacious double bedroom which enjoys a lovely view towards the fells. There is a radiator and a uPVC double glazed window.

### Bedroom two

The second generously sized room has a radiator and a uPVC double glazed window which looks out to the rear.

### Bedroom three

The third bedroom has a radiator, and the uPVC double glazed window enjoys a view towards the fells.



## Bathroom

The bathroom comprises of a bath, with Victorian style mixer tap and shower attachment. There is a shower above, with the rainfall showerhead set within the ceiling, the control set on the tiled surround. There is a toilet, a hand wash basin, with mixer tap, over a two door vanity unit. The bathroom has a wall mounted mirrored cabinet, a radiator and a uPVC double glazed frosted window.

## Exterior

To the front of the property there is a low maintenance garden, which is laid with mixed coloured gravel and has a path leading up to the front door. The front garden is securely fenced around, making it suitable for those with children or wandering pets. To the rear, there is a spacious driveway which provides plenty of off-street parking.

## TENURE

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

## COUNCIL TAX BAND A

## EPC C

## LOW FEES, LOCAL EXPERTISE

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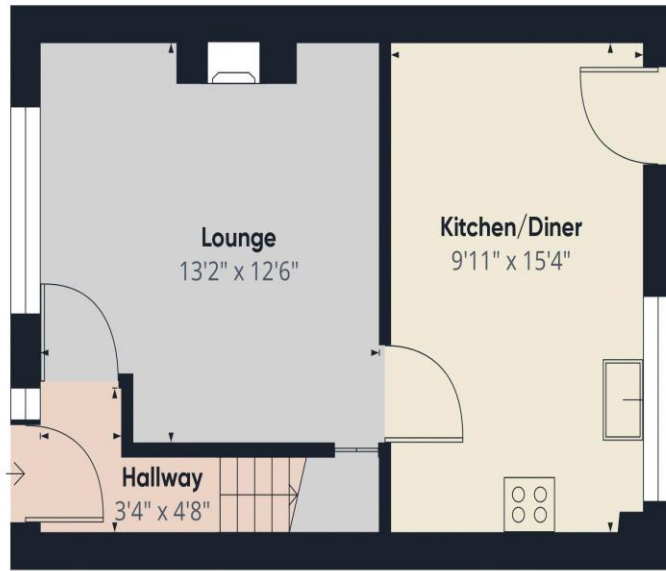
## MORTGAGES

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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.





Ground Floor

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



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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