



Offered for sale with no forward chain

Contemporary modern kitchen diner

Modern shower room with walk-in shower cubicle

Off-road parking and garage to the rear

Ideal for first-time buyers or as a second home

Lovely traditional terraced cottage

Separate utility room

Two generously sized double bedrooms

Quiet village location

Short drive to Cockermouth and Maryport

Offered for sale with no forward chain is this lovely traditional cottage with plenty of charm and character. Benefiting from a contemporary modern kitchen and shower room and two double bedrooms. This is a lovely home from which to explore the Cumbrian coastline, which is just a few 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 15 minutes by car and the attractive harbour town of Maryport where pleasant walks are to be enjoyed is just a ten minute drive away. This would be an ideal purchase for somebody looking for a second home, perhaps to downsize, or for a first-time buyer. The accommodation briefly comprises of a lovely light and airy lounge, with feature open fireplace with tiled insert. A country style, contemporary kitchen diner, with useful separate utility and a modern shower room. To the first floor, there are two generously proportioned double bedrooms. Externally, the property is set back from the road and to the rear, the property boasts a garage and driveway, providing off-road parking, with a pleasant rear yard, ideal for sitting out. Viewing is essential to appreciate this lovely home.

ACCOMMODATION

Lounge

The light and airy lounge is entered through a modern, composite door with frosted glass panels. A lovely feature of the room is the beautiful, cast-iron, working fireplace, with tiled insert and decorative wooden surround. A uPVC double glazed window looks out over the front of the property and there is a radiator below. The lounge benefits from tasteful, neutral décor, and stripped, wooden floorboards. Provides access to the kitchen diner and there are stairs to the first floor landing.



Kitchen diner

A contemporary, modern, cottage style kitchen diner, with a range of cream wall and base units, with contrasting wood effect work surfaces and contemporary, tiled splash backs. A 1.5 ceramic sink and drainer unit with mixer tap is set below a uPVC double glazed window overlooking the rear of the property. There is a built-in stainless steel electric oven, with electric hob set into the worktop and a stainless steel extractor hood above. A useful, built-in storage cupboard makes use of the under stairs space and the kitchen features stone effect, tiled flooring, glass fronted display cabinets, and a radiator.



Utility

A useful rear utility room which has been fitted to match the kitchen, with wooden worktop and cream base units with space and plumbing for a washing machine. There is a stainless steel sink and drainer unit with mixer tap and tiled splash back is set below a uPVC double glazed window overlooking the rear of the property. There are ceiling spotlights, a radiator and a uPVC double glazed door providing access to the exterior.

Shower room

The modern shower room has recently been upgraded. There is a walk in shower cubicle, with sliding glass doors, a toilet and a high gloss white vanity unit incorporating the hand wash basin with mixer tap. The electric shower has contemporary PVC boarding to the walls, there is spotlights and a Velux skylight window to the ceiling providing plenty of natural light. The shower room has a continuation of the stone effect tiles, contemporary modern décor and a chrome towel heating radiator.



First-floor landing

The first floor landing provides access to two spacious double bedrooms.

Bedroom one

This generously proportioned double bedroom has a uPVC double glazed window which overlooks the front of the property, with a radiator below. There is decorative coving to the ceiling and tasteful décor.

Bedroom two

A second good size double bedroom, with a useful built-in storage cupboard with internal loft access. There is a uPVC double glazed window overlooking the rear of the property, with a radiator below.



Externally

To the rear of the property, is a pleasant rear yard, with gravelled area to the rear, leading to off-road parking and a garage with double wooden doors. There is a lovely selection of mature shrubs to the sides, making this a lovely area to sit and enjoy the sunshine.

TENURE

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

COUNCIL TAX BAND A

EPC TBC



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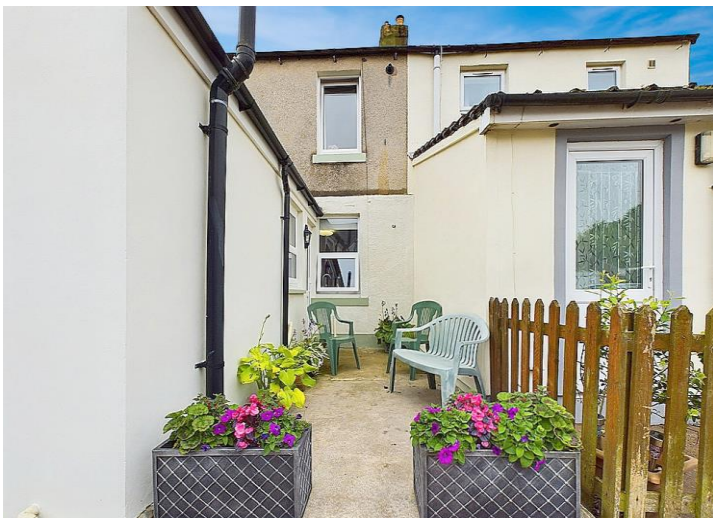
MORTGAGES

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NOTE

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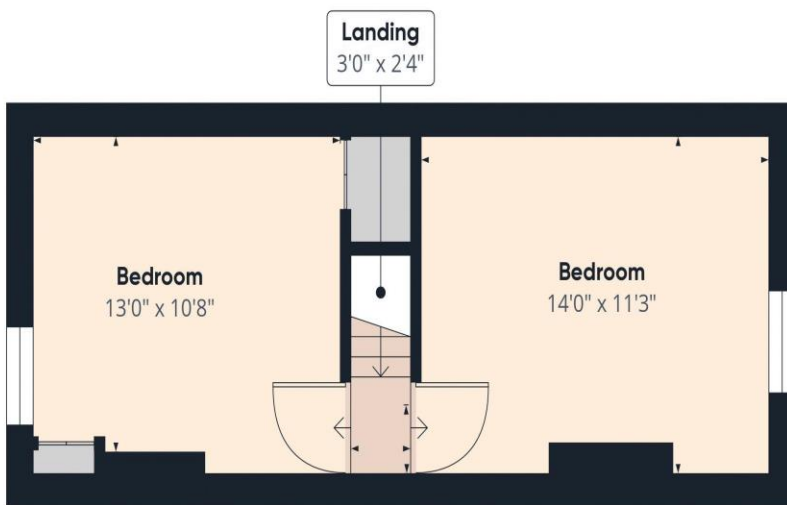
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Ground Floor

Approximate total area⁽¹⁾
726.89 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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