



**Well presented end terraced home**

**Beautifully presented lounge**

**Stylish bathroom plus ground floor WC**

**Beautiful, low maintenance rear garden**

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

**Three good size bedrooms**

**Contemporary, modern kitchen**

**Off-road parking for two cars**

**Quiet village location**

**Easy access to the Western lakes and fells**

Offered for sale with no forward chain, is this lovely modern property. Boasting off-road parking for two cars and a beautiful rear garden space, this property would be ideal for first-time buyers, couples or with its three bedrooms a family.

The property is well presented throughout and ready to move into, you would simply need to unpack. Located on a quiet street, in the village of Frizington, the property is within easy reach of the Western Lake District and the nearby towns of Whitehaven, Cleator moor and Egremont are just a short drive away. The village is also an excellent base from which to explore the picturesque Cumbrian fells and its stunning coastline, which can be reached with a relatively short car journey. There is a range of amenities within the village and excellent transport links to neighbouring towns. The accommodation briefly comprises of an entrance hall, a well presented lounge with solid brick feature wall and pelmet, down lighting. There is a contemporary, modern kitchen with high gloss units, and useful, large storage room, with a door leading into the ground floor WC. To the first floor, there are three well presented, good sized bedrooms and the stylish, family bathroom.

Externally, the property has plenty to offer with off-road parking, which is rare for this area and a lovely, low maintenance rear garden which is fenced around for security, with gated access to the side. The property can also be offered with some furnishings included if required. Viewing is essential to appreciate this lovely home.



## ACCOMMODATION

### Entrance hall

Entered through a modern composite door, the well presented entrance hall has wood effect flooring and tasteful, modern décor. Provides access to the lounge and there are stairs leading to the first floor.

### Lounge

The beautifully presented lounge has a lovely faux brick, feature wall, with pelmet spotlights above. Neutrally decorated, the lounge boasts wood effect, luxury, vinyl plank flooring, a useful, under stairs storage cupboard with electric points and a uPVC double glazed window overlooking the front of the property with a radiator below. Provides access into the kitchen.



### Kitchen

The contemporary modern kitchen has a range of modern, high gloss cream wall and base units with contrasting, wood effect work surfaces and metro tiled splash back. A composite sink and drainer unit with mixer tap, is set below a uPVC double glazed window overlooking the rear garden. There is a built-in double electric oven and grill and black, glass gas hob, with a stainless steel and glass extractor hood above. The kitchen boasts modern, neutral décor, wood effect flooring and a radiator. Provides access to the rear garden via a uPVC double glazed door with frosted glass. There is also a door leading to a useful storage area, where you will find electric points, this area would be ideal for a fridge freezer. A bi-folding door provides access into the downstairs WC.



### Downstairs WC

Here you will find a toilet, a wall mounted sink with tiled splash back, a radiator, an extractor and wood effect flooring. A uPVC double glazed window with frosted glass, provides additional light.

### First floor landing

The first floor landing benefits from lovely modern décor. Provides access into three bedrooms, the family bathroom and the loft via a pulldown ladder.

### Master bedroom

The light and spacious double bedroom has stylish, modern décor and grey, oak effect flooring. A uPVC double glazed window overlooks the front of the property, with a radiator below.





### Bedroom two

A second good size and well presented double bedroom. There is a radiator and a uPVC double glazed window overlooking the rear of the property.

### Bedroom three

A good sized single bedroom, with modern, neutral décor, complemented by the wood effect flooring. There is a uPVC double glazed window which overlooks the rear of the property with a radiator below.

### Family bathroom

The contemporary, modern family bathroom features a bath, with chrome feet, stainless steel mixer tap and mixer shower above, with glass shower screen and tiled surround. There is a pedestal sink, a push button flush toilet, an extractor and a radiator. The bathroom benefits from part tiled walls, tiled flooring and a uPVC double glazed frosted glass window.

### Externally

Unlike other properties in the area, this lovely end terrace boasts off-road parking to the side, which could accommodate two cars. There is also gated access to the rear garden and a lovely porch over the front door. To the rear of the property, the vendor has created a fantastic garden space, with low maintenance in mind. There is artificial grass, and the garden is fenced around for privacy, enjoying the sun throughout the day. The garden is a fantastic place to sit and relax, or perhaps entertain friends and family.

### TENURE

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

### COUNCIL TAX BAND A

### EPC C





## 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.



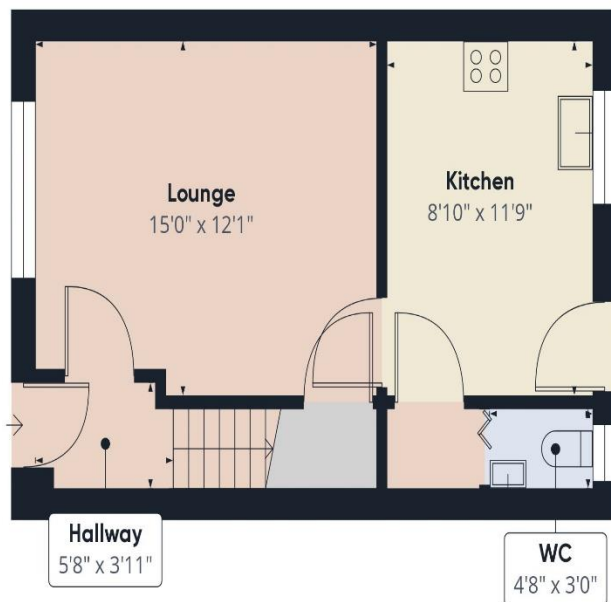




First Choice Move Ltd. registered in England and Wales Number 0767776 VAT number 118201945  
Registered office and postal address:  
GATE HOUSE, HALLWOOD ROAD, LILLYHALL, WORKINGTON, CUMBRIA. CA14 4JR

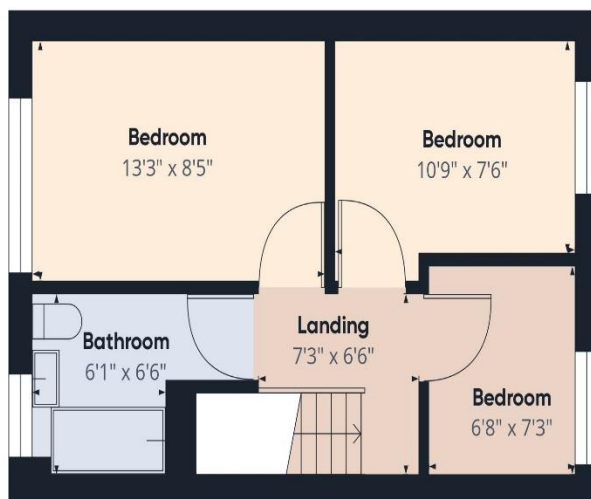
Tel: 01900 837 804 Tel: 01946 413 001 Email: [admin@firstchoicemove.co.uk](mailto:admin@firstchoicemove.co.uk) [www.firstchoicemove.co.uk](http://www.firstchoicemove.co.uk)





Ground Floor

Approximate total area<sup>(1)</sup>  
691.58 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.

GIRAFFE360