



**Lovely, end terraced property**

**Contemporary, modern kitchen**

**First floor bathroom plus ground floor WC**

**Pleasant, front and rear gardens**

**Easy access to neighbouring towns and western lakes**

**Boasts three good sized bedrooms**

**Two reception rooms**

**Ideal for first time buyers, couples and families**

**Driveway and garage, providing off-road parking**

**Quiet, village location**

This lovely, extended, three bed end terrace is set on a good size corner plot which incorporates front and rear gardens a driveway and a detached garage. Located in the quiet 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. Step inside the property and you will find yourself in the entrance hall, which leads to a light and airy lounge. There is a contemporary, modern kitchen. The property benefits from a side extension, creating a versatile, second reception room, which would make a great playroom, home office, or with the adjoining WC, perhaps a guest bedroom. To the first floor, there are three bedrooms two of which boast fitted wardrobes. The family bathroom is also conveniently located by the bedrooms on the first floor. Externally, the property benefits from lovely, low maintenance gardens to the front, rear and side. To view this lovely property, call the office today.

## ACCOMMODATION

### Entrance hall

Entered through a uPVC double glazed door with frosted glass panel, the entrance hall has a radiator, decorative coving and new carpet. Provides access into the lounge and there are stairs to the first floor.

### Lounge

A light and airy lounge with a feature gas fire with marble hearth, insert and ornate wooden surround. decorative coving, TV connections, modern wall light 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 briefly comprises of a range of white wall and base units, with contrasting wood effect work surfaces, tiled splash backs and matching up stands, kick boards and pelmets. A composite sink and drainer unit, with mixer tap, is set below a uPVC triple glazed window, overlooking the rear garden, with plumbing for a washing machine below. There is space for a freestanding oven, with an integrated extractor hood above, a radiator and tile effect, vinyl flooring. The kitchen also features a modern, LED ceiling light, a useful, built-in under stairs storage cupboard and there is space for a table and chairs set. A uPVC triple glazed door, with triple glazed side window leads out onto the rear garden.



### Sitting room

The property benefits from an extension to the side, which has created a lovely, sitting room. This would be an ideal space for a playroom, home office, or perhaps, with the adjoining WC a useful, annex for an older child or parent. The uPVC double glazed windows flood the space with natural light. There is a radiator, decorative coving and access into the WC.



### Ground floor WC

A useful ground floor WC, with toilet and wall mounted corner sink with tiled splash back. There is a radiator, with decorative coving, tile effect flooring and a uPVC double glazed frosted glass window with wooden windowsill.

### First floor landing

The landing area benefits from loft access via a fitted pulldown ladder. There is decorative coving and two tone balustrades. Provides access into three bedrooms and the family bathroom.

### **Master bedroom**

Located at the front of the property, the master bedroom benefits from a range of a built-in wardrobes, offering excellent storage. There is decorative coving, TV connections and a uPVC double glazed window, overlooking the front of the property, with a radiator below.

### **Bedroom two**

Located at the rear of the property, the second well proportioned double bedroom also benefits from a range of fitted wardrobes and drawers, with open display shelves. There is decorative coving and a uPVC triple glazed window overlooking the rear of the property, with a radiator below.

### **Bedroom three**

The good sized single bedroom is situated at the front of the property. There is decorative coving, a radiator and a uPVC double glazed window.

### **Bathroom**

The bathroom briefly comprises of a bath with wall mounted shower attachment, a pedestal sink and a toilet. The bathroom features decorative coving, an extractor, a radiator, tile effect flooring and a uPVC triple glazed window with frosted glass.

### **Externally**

To the front of the property, there is a lovely, low maintenance, patio style garden, with mature shrubs and bushes. To the side of the property, is a lovely, rockery style garden, with mature shrubs and bushes and fence to the border. A pathway leads around to the rear of the property, where there is a larger garden space, with a lovely slab patio, with gravelled borders featuring a lovely range of plants and flowers. There is a lawned area, with gravelled borders and gated access to the rear driveway and the detached garage.

### **Garage**

To the rear of the property, there is a detached garage, with an up and over garage door, alarm system and lighting.

### **TENURE**

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

### **COUNCIL TAX BAND A**

### **EPC C**



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## NOTE

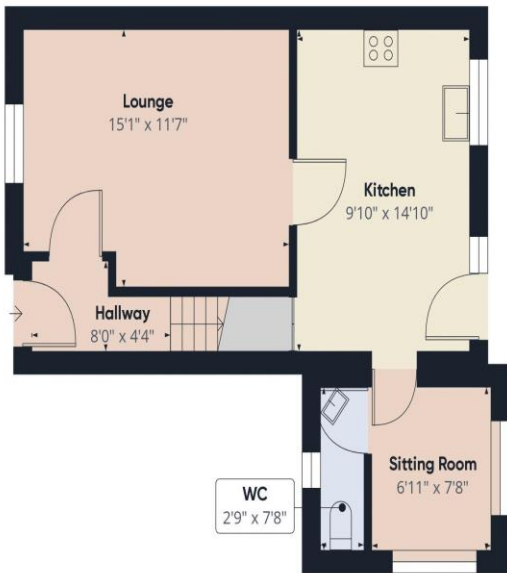
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First Choice Move Ltd. registered in England and Wales Number 0767776 VAT number 118201945  
Registered office and postal address:  
GATE HOUSE, HALLWOOD ROAD, LILLYHALL, WORKINGTON, CUMBRIA. CA14 4JR

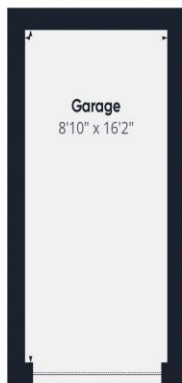
Tel: 01900 837 804 Tel: 01946 413 001 Email: [admin@firstchoicemove.co.uk](mailto:admin@firstchoicemove.co.uk) [www.firstchoicemove.co.uk](http://www.firstchoicemove.co.uk)



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

(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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