



Has undergone a complete and utter transformation

Re-plastered new flooring and more

Beautiful new bathroom installed

Two bedrooms, one benefiting from the WC

Countryside views towards the front and rear

New central heating, electrics and décor

Stunning new kitchen with integrated appliances

Lounge boasts a woodburning stove

Spacious garden located to the rear

Offered for sale with no forward chain

Nestled on this row of traditional terraced properties, is this two bedroom home which has undergone a complete and thorough transformation. A tremendous amount of work has gone into this property to make it the fabulous home you see today. A beautiful new kitchen and bathroom have been installed and one of the bedrooms now boasts a WC. There has been new central heating, new doors, new flooring, electrics and of course the whole property has been tastefully decorated from top to bottom. A lovely feature of this home is its outlook. From both front and rear, you can enjoy views across the Cumbrian countryside, views from the front looking out towards the fells. The garden at the rear is quite the sun trap and is a fabulous place to unwind or certainly has enough space to grow your own fruit and vegetables. Within the property, there is a lovely lounge boasting a newly installed wood burning stove. The kitchen will certainly catch your eye, with its range of integrated appliances and stylish units. Beyond the kitchen, there is a rear hall which can double as a utility, as there is plumbing for a washing machine. The new bathroom certainly has plenty of style, with its rainfall and handheld showerhead's above the bath. The first floor has two well presented bedrooms, both offering an elevated view of the surrounding countryside. The front bedroom has a spectacular view towards the fells and also boasts a WC. Now the property renovations are complete, it is ready for new owners to call it home and has the bonus of being sold with no forward chain. Call the office today to arrange your appointment.

ACCOMMODATION

Lounge

Step inside the lounge and you'll immediately notice the woodburning stove, set on its slate hearth and wood mantelpiece above. Perfect for those chilly winter nights in Cumbria. You will also notice the room is tastefully decorated, with stylish flooring and an oak veneer door. There is a uPVC double glazed window that looks out to the front. Provides access to the kitchen.



Kitchen

This rather eye-catching, new kitchen incorporates a range of grey, shaker style, wall and base units, with a complementary worktop and easy clean, tiled effect splash back. The kitchen boasts a three door range cooker, with a five ring gas hob and extractor canopy above, with built-in lighting. For convenience, the kitchen features a range of integrated appliances such as a microwave, dishwasher and fridge freezer. A 1.5 composite sink and draining board, with mixer tap, is set below a uPVC double glazed window which looks up to the garden. There is an under stairs storage area and an under stairs storage cupboard. The room has a radiator and opens up to a rear hall.



Rear hall

Here you will find plumbing for a washing machine and there is access to the bathroom, whilst a half glazed uPVC door leads out to the exterior.

Bathroom

This beautiful bathroom has just been completed and comprises of a bath, with central mixer tap, glass screen and shower above, with both rainfall and handheld showerhead's. There is a wash basin, with mixer tap, over a two door vanity unit, which provides useful storage. There is a toilet, a chrome heated towel rail and ceiling spotlights. The bathroom boasts modern flooring and the walls have easy clean PVC panelling. Two uPVC double glazed windows allow in plenty of natural.



First floor landing

Oak veneer doors lead to both bedrooms.

Bedroom one

This lovely bedroom boasts its own WC, discreetly hidden behind an oak veneer door. Within the WC you will also find a wash basin and a wall hung mirrored cabinet providing plenty of storage. The bedroom itself has plenty of power points, a radiator and a uPVC double glazed window offering a fabulous view.

Bedroom two

A second spacious bedroom, with a built-in cupboard, a radiator and a uPVC double glazed window enjoying a view over the rear garden, towards the countryside beyond.

Exterior

At the rear of the property, there is an area of gravel, perfect for garden furniture, this area and slightly further, is on the deeds of the property. As is common in the area, the garden beyond here is rented at a minimal rate from a local farmer and this has been the case for many years. The garden is a complete sun trap, backed by open fields and is simply a fantastic place in which to spend time enjoying the peace and quiet, the sun or perhaps time with friends and family.

TENURE

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

COUNCIL TAX BAND A

EPC C

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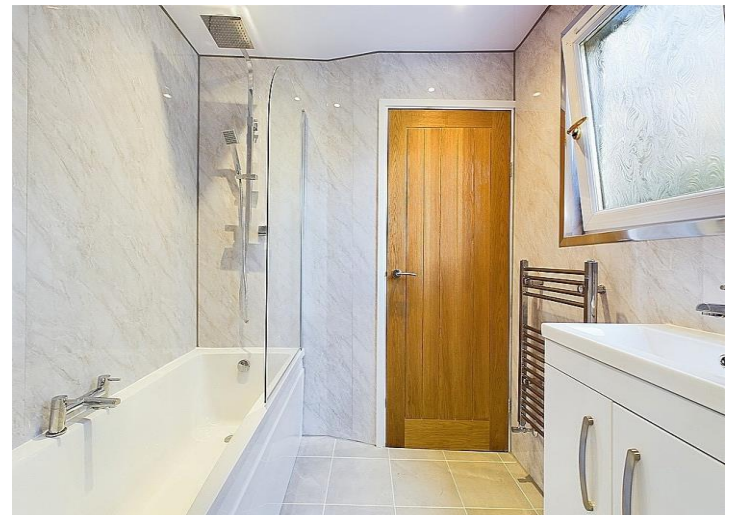


MORTGAGES

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NOTE

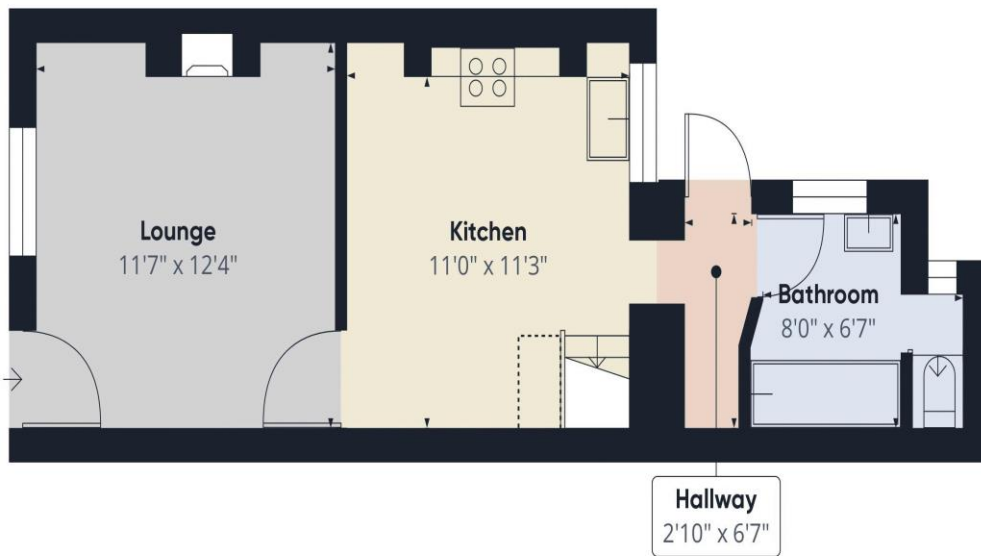
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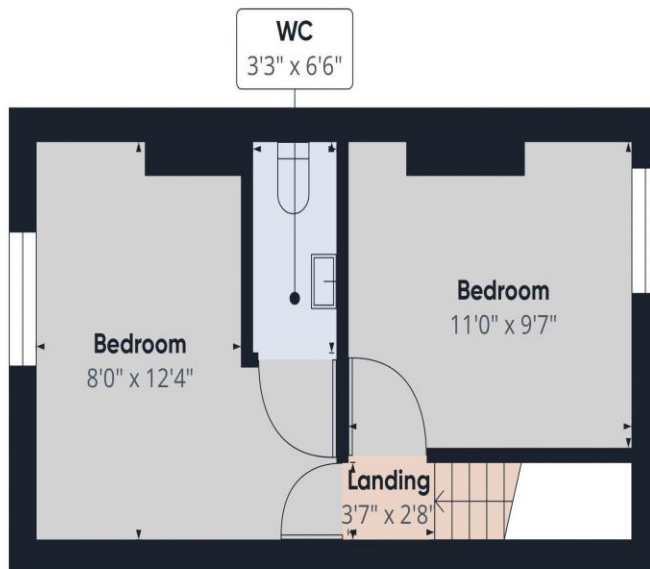


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Ground Floor



Floor 1



Approximate total area⁽¹⁾
606.12 ft²

Reduced headroom
4.41 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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