



Beautifully presented, traditional terraced home

Stylish, modern breakfast kitchen

Good size low maintenance patio style garden

Popular village location

Immaculate throughout and ready to move into

Three large double bedrooms

Multi-fuel stove

Ground floor shower room, plus second floor bathroom

Five minute drive to Maryport

Separate utility room

A beautifully presented, traditional terraced home, which has a wealth of charm. The property is a lovely base 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 five minute drive away. The property is immaculate throughout and ready to move into. The accommodation briefly comprises, Light and airy lounge, with multi-fuel stove, a stylish kitchen, with breakfast bar, a separate utility and a downstairs shower room. To the first floor, there are two spacious well presented double bedrooms and to the second floor, there is a third, generous double bedroom and a large family bathroom. Externally, to the rear of the property, is a lovely, low maintenance patio style rear garden with split levels. The garden is fenced around and there is a lovely garden bar to the rear, making it a perfect place to sit and enjoy the sun or entertaining friends and family. Viewing is essential to appreciate this lovely home.

ACCOMMODATION

Lounge

The beautifully presented lounge features an open chimney breast, with a multi-fuel stove and stone hearth, with decorative wooden mantle. The lounge boasts bespoke built-in storage cabinets with open shelving, either side of the chimney breast. The beautiful, modern décor is complemented by the stylish wall panelling. There is wood effect laminate flooring, decorative coving, a radiator, a large, under stairs storage cabinet and a uPVC double glazed window, which overlooks the front of the property. Tiled steps lead up to the kitchen and there are open stairs to the first floor.



Kitchen diner

The stylish, modern kitchen diner incorporates a range of contemporary, Oxford blue wall and base units, with contrasting work surfaces and matching splash backs. The kitchen features a range of integrated appliances including, a dishwasher, a built-in electric oven and electric hob set into the worktop, with an integrated extractor hood set into the chimney breast. There is a built-in cupboard which houses the combi boiler, and the kitchen also boasts a breakfast bar. A composite sink and drainer unit, with mixer tap, is set below the uPVC double glazed window. There is a radiator, decorative coving, ceiling spotlights and feature, pendant low-level lighting and a continuation of the wood effect flooring found in the lounge and there is access into the rear utility.



Utility

The useful rear utility has a built-in shelving unit, with plumbing for a washing machine and worktop space with storage below. There is wood effect flooring and skylight window providing plenty of natural light, as well as an additional UPVC double glazed window which overlooks the side of the property. Provides access into the ground floor shower room.



Shower room

The contemporary, modern shower room has a walk-in shower cubicle, with stylish PVC panelling, a pedestal sink with mixer tap and a push button flush toilet. The shower room has part tiled walls and modern mosaic tiled flooring. There is a chrome, towel heating radiator, ceiling spotlights and a Velux skylight window.

First floor landing

Here you will find a continuation of the stylish panelling and décor to the walls and two-tone balustrades to the staircase. The landing provides access into two double bedrooms.

Bedroom one

This beautifully presented, light and airy double bedroom has contemporary, modern panelling to the chimney breast, tasteful modern décor, decorative coving, a radiator and a uPVC double glazed window, with wooden windowsill.

Bedroom two

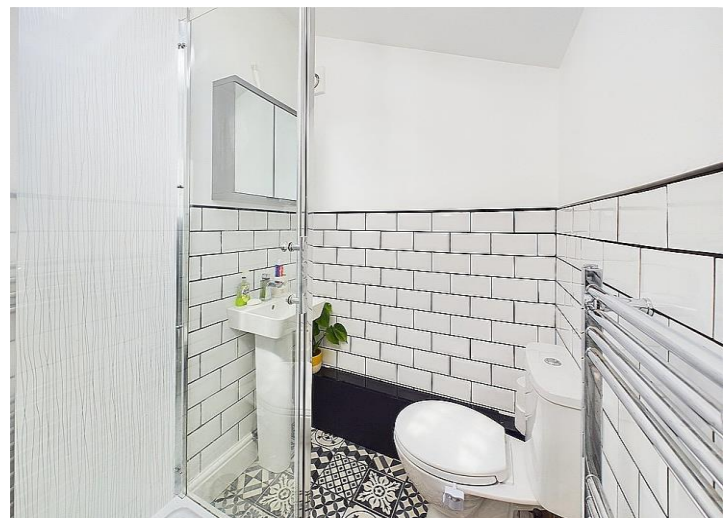
Located at the rear of the property is this spacious and well presented double bedroom with neutral, modern décor. There is decorative coving, a radiator and a uPVC double glazed window, with wooden sill, overlooking the rear garden.

Second floor landing

The second floor landing is spacious and there is a continuation of the two tone balustrades and stylish, modern wall panelling. There is a radiator on the half landing and pendant lighting. Provides access into a third bedroom and the bathroom.

Bedroom three

A third generously proportioned and well presented double bedroom, with exposed ceiling beam. There is tasteful décor, a radiator and a uPVC double glazed window which overlooks the front of the property, with a wooden windowsill.



Bathroom

The large, stylish modern family bathroom has a suite which briefly comprises of a P-shaped shower bath, with electric shower above and glass shower screen. There is a pushbutton flush toilet and a stylish, modern vanity unit incorporating a large rectangular hand wash basin with matte black mixer tap. The bathroom features modern, PVC panelling to the walls and mosaic effect tiled flooring. There is a chrome towel heating radiator, an extractor fan, a large built-in storage cabinet with internal shelving and a uPVC double glazed frosted glass window.

Externally

To the rear of the property is a lovely low maintenance, patio style rear garden, with split levels. The garden is fenced around and there is a lovely garden bar to the rear, making it a perfect place to sit and enjoy the sun or entertaining friends and family.

TENURE

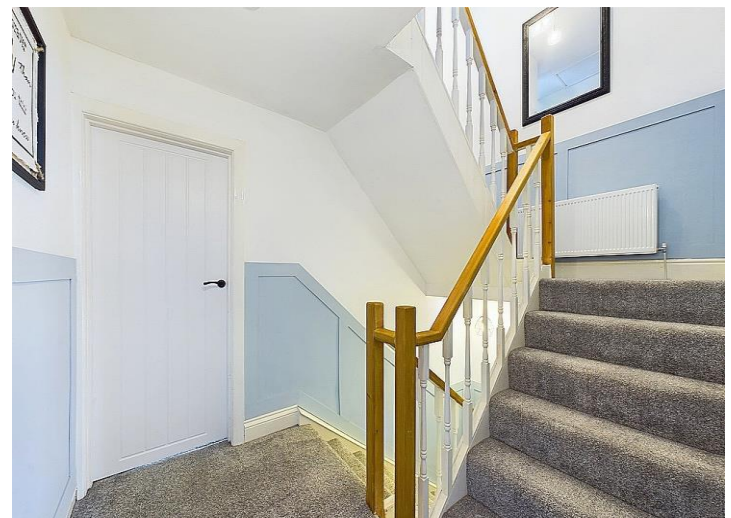
We have been informed by the vendor that the property is freehold.

COUNCIL TAX BAND A

EPC TBC

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

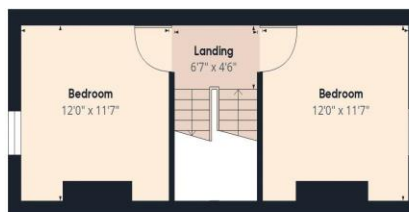
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify 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.







Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

979.3 ft²

Reduced headroom

10.98 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.

GIRAFFE360