



**Offered for sale with no forward chain**

**Popular village location**

**Good transport links to neighbouring towns**

**Two good size bedrooms**

**Traditional terrace property**

**Walking distance to local amenities**

**Ideal investment opportunity**

**Contemporary shower room**

Offered for sale with no forward chain is this traditional terraced home. Whilst in need of some modernisation, the property has been well maintained and would be ideal for anybody looking for a project, or an investment opportunity. This would be a great property for a first-time buyer looking to get on the property ladder. Situated in the quiet, popular village of Frizington, the nearby towns of Whitehaven Egremont and Cleator Moor, are just a short drive away. The village is also an excellent place from which to explore the quieter, less commercialised western fells, and the stunning coastline, of St. Bees can be reached with a relatively short car journey. Stepping inside the property you will find yourself in the entrance vestibule, which leads to a spacious, open plan dual aspect lounge diner. There is a good size galley style kitchen to the rear of the property, which leads to a rear hall. From here there is access to a contemporary shower room. To the first floor, there are two good size bedrooms. Externally, there is a shared low maintenance, part covered rear yard. Viewing is essential to appreciate the potential of this lovely home.



## ACCOMMODATION

### Vestibule

Entered through a uPVC double glazed door with patterned glass panels. The vestibule has part glazed, wooden walls, wood panelling to the walls and dado rail. A glazed, sliding door leads into the lounge.

### Lounge diner

A good size, dual aspect room, with uPVC double glazed windows to both ends of the room, providing plenty of natural light. To the front of the room, the dining area benefits from a coal effect electric fire, set on a tiled hearth, with matching insert and decorative wooden surround. The room benefits from decorative coving and an archway opens up to the lounge area. The lounge area is located at the rear of the room and features a coal effect fire, set on a tiled hearth, with matching insert and decorative wooden surround, with glass display cabinets and drawers. There is a built-in wooden shelving unit to one of the alcoves, decorative coving and open, under stairs space. A door leads to the first floor and there is access into the kitchen.

### Kitchen

The kitchen comprises of a range of wood wall and base units with contrasting work surfaces with tiled splash backs. A 1.5 stainless steel sink and drainer unit is set below a uPVC double glazed window overlooking the rear yard. The kitchen benefits from an integrated fridge freezer and oven, with gas burning hob above. The kitchen features wood effect flooring, decorative coving and provides access to the rear hall.

### Rear hall

Here you will find a wooden door with glazed panels leading out into the rear yard and access into the bathroom.





## Bathroom

The bathroom has a large, corner shower cubicle, with electric shower, a pedestal sink and a toilet. There is a uPVC frosted glass window, allowing in plenty of natural light and a radiator. The bathroom benefits from easy clean, PVC panels to the walls and vinyl flooring.

## First floor landing

The landing leads to both double bedrooms.

## Master bedroom

The spacious master bedroom has 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 good sized bedroom has a uPVC double glazed window overlooking the rear of the property, with a radiator below.

## Externally

To the rear of the property, there is a covered, shared rear yard, with sliding doors that leads onto another section of the yard.

## TENURE

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

## COUNCIL TAX BAND A

## EPC TBC





## LOW FEES, LOCAL EXPERTISE

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## MORTGAGES

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## 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.







