



Offered for sale with no forward chain

Set in the centre of the village green

Open plan kitchen diner

Three well proportioned bedrooms

Two good size reception rooms

Unique detached home

Recently fitted with a new roof

Lovely sea and fell views

Recently decorated throughout

Popular village location

Offered for sale with no forward chain is this lovely bespoke property. Unique in location and set on the village green. This lovely home is deceptively spacious and has recently benefited from a new roof, new carpeting and fully decorated throughout. Whilst there is no hiding the damp issue to the ground floor, the property still offers good value for money. The property is located on the village green, in the centre of the sought-after village of Crosby, and is just a short drive from the harbour town of Maryport. There are easy transport links to the city of Carlisle and Crosby is a great place from which to explore the beautiful coastline or West Cumbrian fells. The property boasts spectacular sea views towards to Solway Firth to the front first floor bedrooms. As you step inside from the lovely patio at the front, you enter into the first of two versatile reception rooms with lovely, exposed ceiling beams providing character. There is a cottage style kitchen, with open plan dining space and to the first floor, there are two well presented double bedrooms and a generous single bedroom. The family bathroom is also conveniently located by the bedrooms. Externally, to the front of the property is a lovely walled seating area and raised patio with mature shrubs and trees with steps down onto the green. The property also benefits from two useful built-in storage sheds. Viewing is essential to appreciate this unique home.

ACCOMMODATION

Vestibule

The entrance vestibule is entered through a uPVC double glazed door with frosted glass panels. Provides access to the first of the two well presented reception rooms.

Lounge

This bright and spacious lounge has a lovely feature electric fireplace with tiled insert, hearth and decorative wooden surround. The room has been freshly decorated and benefits from a new carpet. There are exposed ceiling beams adding a touch of charm and character and a useful under stairs storage space. Provides access into a second reception room.

Reception room two

The second, well presented and versatile reception room has also been freshly decorated, with a new carpet, this room would make a great playroom, sitting room or family room. There is an exposed ceiling beam, radiator, TV connections and a uPVC double glazed window overlooking the front of the property. There is a lovely, exposed lintel leading into the kitchen.

Kitchen diner

The spacious, open plan kitchen diner has clearly defined areas separated by an arch. The kitchen has a range of contemporary, cottage style wall and base units, with complementary, wood effect work surfaces and tiled splash backs. A stainless steel sink and drainer unit, with mixer tap is set below a uPVC double glazed window which looks out over the green. There is a radiator, plumbing for a washing machine, a built-in electric oven, with stainless steel gas hob set into the worktop above and an integrated extractor. The dining area has neutral décor, complemented by the wood effect flooring which runs through the whole space, there is a radiator and a uPVC double glazed window overlooking the front of the property. A uPVC double glazed door with frosted glass leads out to the front of the property, and there is loft access from the kitchen.



First-floor landing

The first floor landing is freshly decorated with new carpeting and neutral colours.

Master bedroom

A good size light and airy double bedroom which boasts beautiful sea and fell views to the front of the property through the uPVC double glazed window. There is a radiator, neutral décor and new carpet.

Bedroom two

A second generously proportioned and well presented double bedroom recently decorated with neutral décor and fitted with new carpet. The bedroom also enjoys the beautiful sea and fell views to the front of the property through the uPVC double glazed window with a radiator below.

Bedroom three

A good size third bedroom with a radiator and a uPVC double glazed window overlooking the side of the property. The room is freshly decorated with neutral décor, and new carpet.

Bathroom

Conveniently located by the bedrooms, the bathroom has a suite briefly comprising of a bath with electric shower and glass shower screen. There is a pushbutton flush toilet and pedestal sink with tiled splash back. The bathroom features a chrome towel heating radiator, and extractor, part tiled walls, and a uPVC double glazed window with frosted glass.

Externally

To the front of the property is a lovely, walled seating area and a raised patio with mature shrubs and trees. Steps lead down onto the green, and there is a path leading off the green and to the side of the property and there are two useful built-in storage sheds.

TENURE

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

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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.







Ground Floor

Approximate total area^m
869.94 ft²



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.

Calculations are based on RICS IPMS 3C standard.

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