



**Deceptively spacious, and tastefully decorated**

**Very large conservatory with French doors**

**Features three spacious, light and airy bedrooms**

**Drive and garage for off-street parking**

**Tasteful and neutral décor throughout**

**Boasts a large open plan lounge and diner**

**Well-maintained and modern kitchen**

**Modern first floor bathroom suite**

**Pleasant yet low maintenance garden**

**Offers great value for money**

This fabulous home offers a tremendous amount of space, being deceptively spacious. The rooms are of a generous size, including the impressively sized open plan lounge and diner, and its three bedrooms. The property is beautifully presented with tasteful décor, which is in excellent condition throughout. Offering good value for money, it will be an excellent choice of home for a first-time buyer, young couple, and with its three bedrooms would be perfect for a family, or perhaps those thinking of starting one. The property is set on the outskirts of the quiet village of Frizington, which offers easy access to the quieter western lakes, and surrounding Fells, for which Cumbria is so well known for. The nearby towns of Egremont, Cleator Moor, and Whitehaven are all just a 10 minute drive away. The property is set on a good size plot, with a garden to the front, and a larger garden to the rear, which feels private and catches the sun. Step inside the property and you'll find yourself in the spacious hallway, which leads to the open plan lounge and diner. The lounge has lots of space for a large sofa and chairs, in the dining area there is room to house a large family size dining room table, and chair set. A fabulous feature of the property is the conservatory, accessed via French doors. The conservatory is larger than average and could be used as a dining room, or playroom, or simply somewhere to relax and unwind. The kitchen, also on the ground floor has been well-maintained. Heading up to the first floor, the landing leads to all three bedrooms. There are two very spacious double bedrooms, and the third bedroom is also of a generous size. A stylish bathroom is located by the bedrooms on the first floor. This property really has lots to offer, with its space both inside and out. If you are looking for a home that is ready to move into and equally grow into then look no further. Call the office today to arrange a viewing.



## ACCOMMODATION

### Hallway

The hallway is accessed via a uPVC door, with frosted glass panel, and frosted side panels allowing in plenty of natural light. There is a useful under stairs storage cupboard, decorative coving, a radiator and a power point. The hallway leads to the lounge/diner, kitchen, with stairs leading to the first floor landing.

### Lounge

This very spacious room has a large uPVC triple glazed bay window, which looks out onto the front garden. The room features an eye-catching fireplace with a granite hearth, matching insert, and beautiful stone surround. The main ceiling light has matching wall mounted lights, that continue through to the dining area. The room has ornate coving, a radiator, and a feature arch with corbels, opening to the dining area.



### Dining area

The large dining area can easily fit a family sized dining room table and chair set. There is a continuation of the ornate coving, from the lounge, with the matching wall mounted lights. The dining area has a radiator, and uPVC French doors that open to the conservatory.



### Conservatory

A fabulous addition to the property is this very spacious, dwarf wall conservatory. The room boasts a large radiator, wall mounted lights, and a main ceiling light and fan. There are multiple power points, and the blinds appear to be in excellent working order. The uPVC French doors open out to the garden.

### Kitchen

This well maintained kitchen, incorporates a range of wall and base units, with a complementary worktop, and tiled splash backs. There is a built-in electric oven, with a separate five ring gas hob, and stainless steel/glass extractor canopy above. There is a breakfast bar, and a radiator. A sink with drainer board and mixer tap is set below a uPVC triple glazed window, looking out onto the rear. A half glazed uPVC door, provides access to the garden, allowing additional natural light. You will also find the Baxi combi boiler, located to the corner of the room.

### First floor landing

The spacious landing has a power point and airing cupboard. Providing access to all three bedrooms, and the bathroom.





### Bedroom one

A large double bedroom which is tastefully decorated and has laminate flooring, a radiator, and a uPVC double glazed window, enjoying views towards the fells.

### Bedroom two

A second very spacious double bedroom with laminate flooring, a radiator, and a uPVC triple glazed window, enjoying a pleasant outlook towards greenery.

### Bedroom three

A good-sized third bedroom, with a radiator, and a uPVC triple glazed window.

### Bathroom

The well maintained bathroom, comprising of an L-shaped bath, with matching glass screen, and shower above. There is a toilet, and a pedestal hand wash basin. The bathroom has fully tiled walls, tiled flooring, chrome heated towel rail, extractor, ceiling spotlights, and a uPVC triple glazed frosted window.

### Garage

The property benefits from a garage, which provides off-street parking, or excellent storage.

### Exterior

The front of the property which has a garden, that is walled around and laid to lawn. There is access along the right-hand side of the property, to the rear garden. Here you will find a garden, which is of a generous size, feels private and has been well-maintained. The rear garden is laid to lawn and is part fenced, and part walled. There is access to the rear of the garage, via a pedestrian door, and you can also head around the side of the garage to the main door.

### TENURE

We have been informed by the vendor the property is freehold

### COUNCIL TAX BAND C

### EPC C





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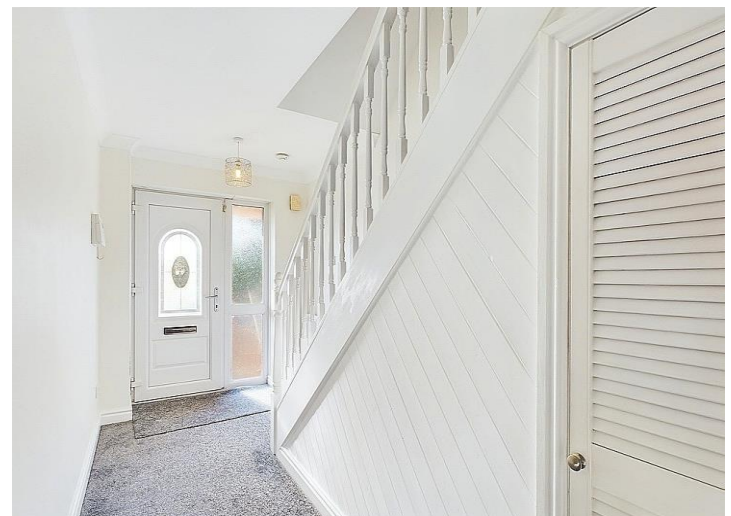
## MORTGAGES

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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.

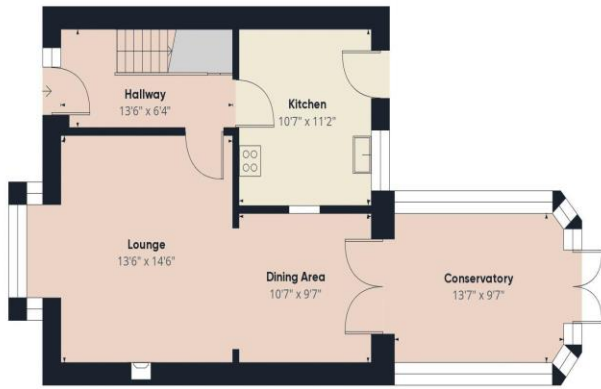












Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>m</sup>  
1386.82 ft<sup>2</sup>



Ground Floor Building 2

(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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