



Incredibly spacious, open plan lounge and diner

Stunning kitchen, with integrated appliances

Large, beautiful first floor bathroom

Features a versatile 18' workshop

For sale with no forward chain

Lounge boasts a woodburning stove

Utility room ready to add fittings

Three spacious bedrooms, no boxroom here

Large yard to the rear

Offers great value for money

If you need a larger home, or perhaps are looking to get on the first rung of the property ladder, then look no further. This fabulous home has undergone quite a transformation over the last few years. Set in the quiet and popular village of Flimby. The property is just a two-minute walk to the beach. The nearby towns of Workington and Maryport are just a five-minute drive away from where you will find a wide variety of shops, and amenities. This home has plenty to offer, including plenty of space. Set back from the road, there is a walled area to the front. The hallway leads to the very spacious open plan lounge and diner. Here you will find more than ample space for all your living room and dining room furniture, the lounge even boasts a multi fuel stove. For those who are fans of modern living the dining room also opens up to the kitchen. This eye-catching kitchen is in excellent condition, with feature lighting, and integrated appliances. Beyond the kitchen you will find the utility room. The utility room is ready for the fixtures and fittings to be applied, the electrics and pipework are all in place. This allows you to create the utility room to your own taste and style. At the end of the utility room, there is plumbing for a downstairs WC. Head up to the first floor and the spacious landing leads to all three bedrooms. Each bedroom is of a generous size there is no boxroom here. Another nice touch is that the bathroom is upstairs by the bedrooms. The bathroom has plenty of style and space, and like the rest of the property is in excellent condition. If that is not enough then there is more. The property has a substantial yard, and boasts an 18' workshop, which could be used as a gym, storeroom, or home office, the choice is yours. To view this property and all it has to offer get in touch to arrange a viewing.

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Registered office and postal address:

GATE HOUSE, HALLWOOD ROAD, LILLYHALL, WORKINGTON, CUMBRIA. CA14 4JR

ACCOMMODATION

Hallway

The spacious hallway is accessed via uPVC door, with frosted glass top panels, allowing plenty of natural light to flood into the hallway. There is modern flooring, a stylish heater, a feature arch, and a door that leads through to the open plan lounge/diner, and stairs leading to the first floor landing.



Lounge

A spacious room which opens up to the dining area, the lounge boasts a multi fuel stove that is set within the chimney breast and is perfect for those colder winter nights. There are connections for a wall mounted TV, decorative coving, and a radiator. The stylish flooring continues through to the dining area.



Dining area

If you have a large dining room table and chair set, then this room is perfect. A very spacious, light and airy room, with coving, a radiator, and a uPVC double glazed window, to the rear. There is an under stairs storage cupboard, and the dining area opens to the kitchen.

Kitchen

This stylish kitchen is in fabulous condition and comprises of high gloss wall and base units, with a complementary worktop, and tiled splash back. There is a built-in oven, with a separate hob, and extractor above. The kitchen benefits from an integrated fridge freezer, and there is a stainless steel sink, with drainer board, and a mixer tap. The room has plenty of light with two rows of ceiling spotlights, and coloured keyboard lights which create quite the feature. There is a uPVC double glazed window, and a door leading through to the utility room.



Utility room

The utility room is yet to be finished so this allows you to create your own utility room, with your own taste and style. The room is very spacious, there are power points and plumbing in place. There is also a WC, and all the pipework and plumbing is in place, you just need to fit the units and decorate to your own taste. The utility room has a uPVC double glazed window, and a half glazed uPVC door, which leads out to the exterior.

First floor landing

A spacious split-level landing which benefits from an airing cupboard, and leads to all three bedrooms, and the bathroom.

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Bedroom one

This spacious double bedroom, with a radiator, is neatly placed below a uPVC double glazed window, looking out to the front.

Bedroom two

The second double bedroom, which like the others, is tastefully decorated. There is a radiator, and a uPVC double glazed window.

Bedroom three

A third spacious bedroom, with a cupboard housing the combi boiler. The room has a radiator, and a uPVC double glazed window.

Bathroom

This large and stylish bathroom comprises of an L-shaped bath, with glass screen, mixer tap, and both rainfall and handheld showerhead. A toilet, a wash basin, with a mixer tap, that is set within a vanity unit, which provides storage, there is a mirrored cabinet above. The bathroom has ceiling spotlights, extractor, and a large chrome heated towel rail.

Exterior

At the rear of the property, there is a substantial yard with plenty of space to sit out and relax. The yard benefits from gated access. There is a large 18' workshop, which could be used for a variety of purposes, including extending the accommodation of the property. The workshop could be used as a home gym, home office, or a games room, the choice is yours.

TENURE

We have been informed by the vendor the property is freehold

COUNCIL TAX BAND A

EPC D



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LOW FEES, LOCAL EXPERTISE

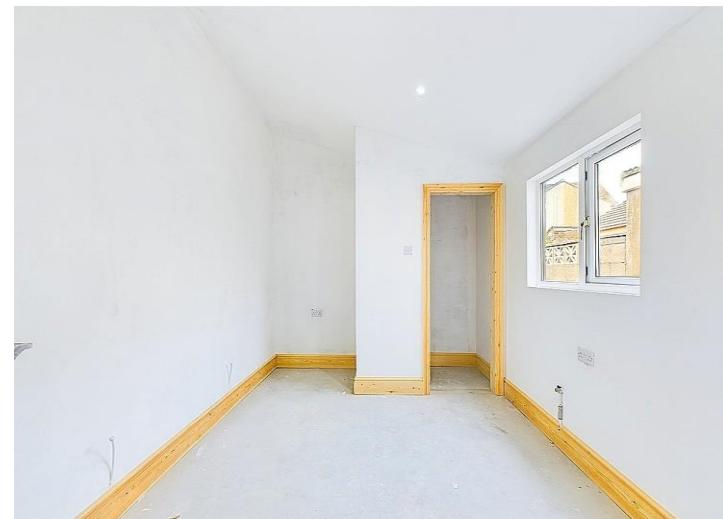
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MORTGAGES

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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.



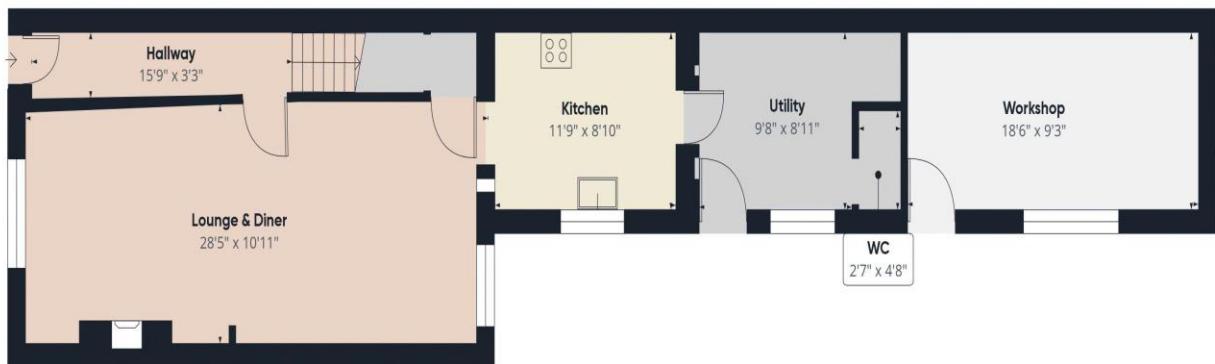
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Approximate total area⁽¹⁾

1257.01 ft²

Ground Floor



(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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Floor 1

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