



**Offered for sale with no forward chain**

**Sought after semi-rural village location**

**Ideal second home, or holiday let**

**Two well presented bedrooms**

**Recently decorated, with new flooring throughout**

**Easy access to neighbouring towns, and the Western Lakes**

**Stylish modern first-floor bathroom**

**A good size kitchen**

Offered for sale with no forward chain is this well presented traditional terraced home, which has recently been decorated throughout, and benefits from a stylish new bathroom. Located in the popular semi-rural village of Lamplugh, the property enjoys easy access into the Western lakes, and the neighbouring towns of Workington, and Cockermouth are easily accessible. This would make this an ideal property for anyone looking for a second home close the Lake District, or perhaps an Air B&B. Entering the property you will find yourself in a well presented lounge, with an open chimney breast, with freestanding electric fire, and an oak door will lead you through into a good size rear kitchen, with newly laid ceramic wood effect tiled floor, and a wooden glazed door, that leads into the rear porch. To the first floor there are two bedrooms, the master to the front of the property is light and spacious, with neutral modern décor, the second bedroom is located at the rear of the property which again has recently been decorated. The stylish modern bathroom is conveniently located between the bedrooms. Externally there is on street parking to the front of the property, and a bin storage to the rear.

## ACCOMMODATION

### Lounge

Entered through a uPVC double glazed door, the light and airy lounge is recently decorated with tasteful neutral modern décor, and new carpeting. The open chimney breast houses a freestanding log effect electric fire with tile hearth, and a uPVC double glazed window, looking out over the front of the property, and there is a modern wall mounted electric heater. A TV aerial point, and an oak door, leading into the kitchen.



### Kitchen

The kitchen has a range of wood effect wall and base units, with contrasting work surfaces, and modern metro style tiled splash backs. There is a built-in electric oven, black glass hob, with a stainless steel splash back, and extractor hood above. There is plumbing for a washing machine, 1.5 stainless steel sink and drainer unit, with a mixer tap which sits below the uPVC double glazed window. There is a wall mounted electric panel heater, neutral décor, a large under stairs storage cupboard. There is ceramic wood effect tiled flooring, and a wooden glazed door, leading to the rear porch, and stairs to the first floor.



### First-floor landing

The first floor landing has oak doors, providing access to the two bedrooms, and bathroom.

### Bedroom one

This beautifully presented well proportioned double bedroom, has tasteful neutral décor, benefitting from new carpeting, and a wall mounted electric panel heater. a uPVC double glazed window, which overlooks the front of the property.

### Bedroom two

A second well presented bedroom recently decorated with modern neutral décor, and new carpeting, and a wall mounted electric panel heater. There is a uPVC double glazed window, which overlooks the rear of the property.

### Bathroom

There is a recently fitted stylish modern bathroom, which incorporates a high gloss vanity unit, with a mounted hand wash basin and mixer tap, with tiled splash back. A bath with mixer taps, with an electric shower above, and glass shower screen, metro style tiled splash backs. A push button flush toilet, with wood effect tile flooring, a wall mounted chrome towel heating radiator, and an extractor fan.



### Externally

To the rear of the property is a rear porch with a built-in cupboard, and a wooden glazed door, that leads out to an area for bin storage only.



## TENURE

We have been informed by the vendor the property is freehold

## COUNCIL TAX BAND A

## EPC TBC

## LOW FEES, LOCAL EXPERTISE

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## MORTGAGES

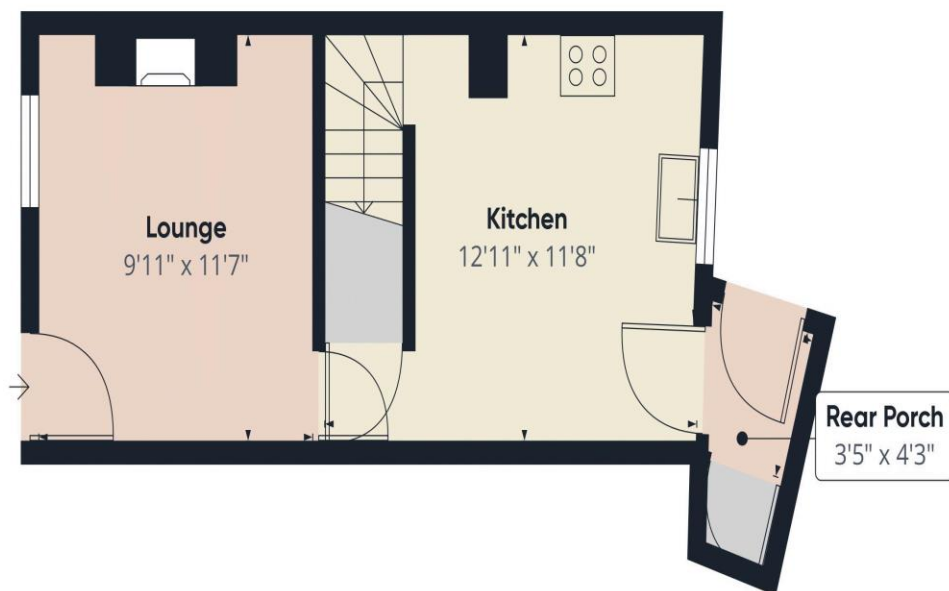
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## NOTE

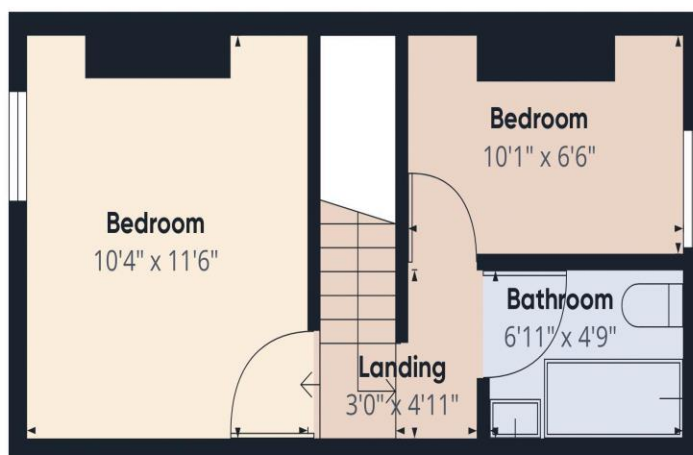
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Ground Floor

Approximate total area<sup>(1)</sup>  
506.12 ft<sup>2</sup>



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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