



**Deceptively spacious traditional terraced home**

**Two beautifully presented reception rooms**

**Large garage to the rear**

**Walking distance to the town centre**

**Three double bedrooms and additional loft room**

**Multifuel stove in lounge**

**Popular residential area**

**Ideal for first time buyers, couples and families**

Welcome home to this beautifully presented traditional terraced property located on a popular residential street within walking distance to the town centre. Deceptively spacious and well presented throughout, this charming home boasts three double bedrooms, ideal for families or those needing extra space for guests. Additionally, there's a versatile loft room that can easily be transformed into a cosy dressing room or functional office space, catering to your lifestyle needs. You'll find local amenities just a short stroll away, making every-day errands a breeze, while great transport links to neighbouring towns provide convenience for commuters. Plus, a short drive will take you to the coastal village of Allonby, where you can enjoy lovely beaches and seaside charm.

Step outside to the large low maintenance rear yard, perfect for relaxing or entertaining alfresco with loved ones. A garage to the rear offers the added benefit of off-road parking, ensuring convenience on busy days. Inside, two welcoming reception rooms provide ample space for gatherings, with a multifuel stove in the lounge adding warmth and character to the home. Whether you're a first-time buyer, couple, or family, this property is sure to tick all the boxes and offer a comfortable and convenient lifestyle in a sought-after location.





## ACCOMMODATION

### TENURE

We have been informed by the vendor the property is freehold

### COUNCIL TAX BAND A

### EPC TBC

### LOW FEES, LOCAL EXPERTISE

We are pleased to offer a family run, independent estate agent service in Cumbria, offering property sale services without the premium charges of high street estate agents. We have a range of low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown rapidly, largely due to recommendations and referrals from our many happy customers. Not only could we save you a fortune, but our customers also love our extended open hours, 7PM during the week and 5PM on Saturdays. We offer free valuations, provide great photography and a friendly team which is there to support and guide you from the initial marketing to completion of the sale of your property.

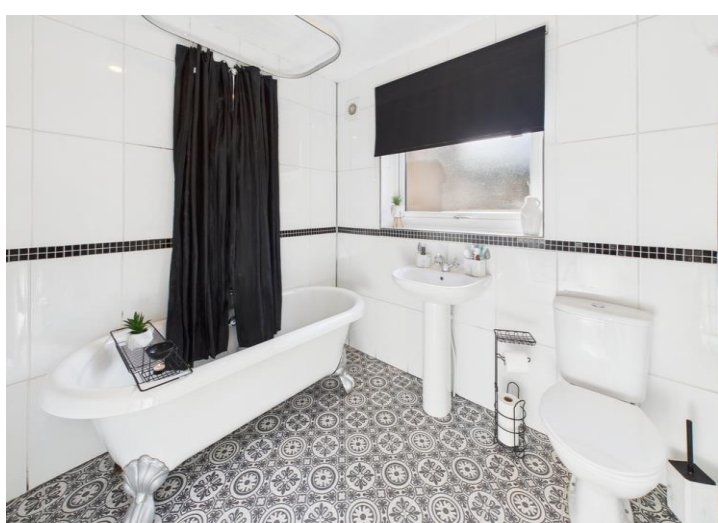
### MORTGAGES

Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for remortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

### 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.















 <p>Ground Floor</p>	 <p>Floor 1</p>	 <p>Approximate total area<sup>(1)</sup> 1227.18 ft<sup>2</sup></p> <p>Reduced headroom 25.04 ft<sup>2</sup></p>
 <p>Floor 2</p>		<p>(1) Excluding balconies and terraces</p> <p>Reduced headroom ..... Below 5 ft</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.</p> <p>GIRAFFE360</p>