



**Benefits from being sold with no forward chain**

**Three good size bedrooms, with the master enjoying the fell views**

**Contemporary modern kitchen and bathroom**

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

**Large utility room**

**Spacious lounge with a stunning fell view**

**Separate dining room with patio doors to the garden**

**Popular residential area, walking distance to local amenities**

**Larger than average garden for the area, with lovely patio**

**Beautiful outlook with fell views**

Nestled in a sought-after residential area and boasting a delightful views of the fells, this charming property is primed and ready for new owners to make it their own. With no onward chain, the convenience factor is ramped up, creating an enticing opportunity for first-time buyers, couples, and families alike. Inside, the property boasts three generously proportioned bedrooms, the master bedroom a standout with its picturesque fell views. The lounge is a haven of natural light, beautifully complemented by a modern electric fire and those same breath-taking fells outside the window.

For those who love to entertain, the separate dining room opens up to a garden via patio doors, offering a versatile space to dine al fresco or simply relax in the open air. The kitchen and bathroom, both appointed with contemporary flair, add a touch of modern luxury to this welcoming home, completing a picture of comfortable living in a desirable location within walking distance of local amenities.

Outside, the larger-than-average garden for the area is a green oasis waiting to be enjoyed, complete with a lovely patio for summer gatherings and relaxation and benefitting from a built-in barbeque. This property truly offers a slice of tranquillity in a bustling community, inviting you to immerse yourself in the beauty of the surrounding countryside while still being within easy reach of everything you need. Don't miss out on the chance to make this your own tranquil haven with picturesque views right at your doorstep.





## TENURE

We have been informed by the vendor that 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 re-mortgaging 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

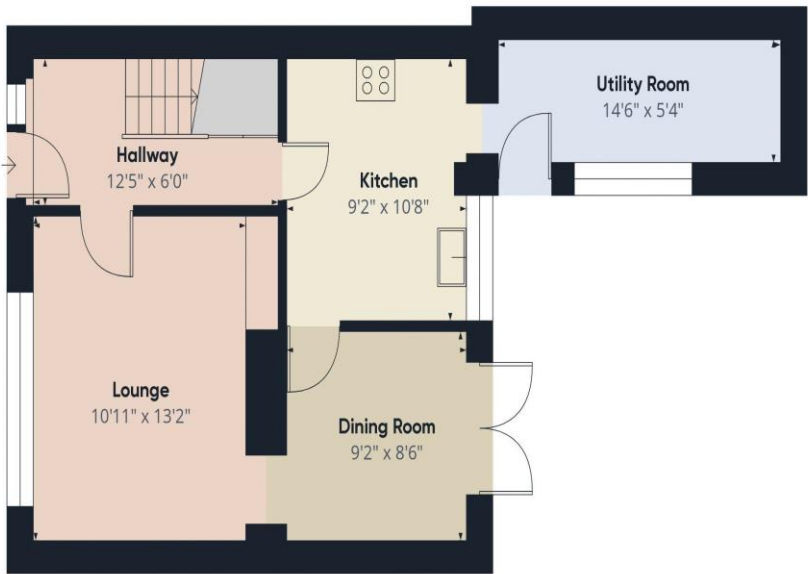
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify 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.











Ground Floor



Floor 1



Approximate total area<sup>®</sup>  
877.48 ft<sup>2</sup>

(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 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.

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