



**Deceptively spacious home, offering plenty of space, no forward chain**

**Pleasant views from both the front and rear**

**Well maintained kitchen and spacious utility room**

**Huge and rather attractive first floor bathroom suite**

**Lovely sun trap garden to the rear**

**Enjoys a delightful rural feel**

**Large open plan lounge and diner with feature fireplace**

**Benefits from two spacious bedrooms**

**Boasts a outbuilding, an ideal workshop or store**

**Just a 10 minutes drive to several nearby towns**



Nestled in a tranquil setting boasting pleasant rural views, this charming semi-detached house presents a unique opportunity for those seeking a home that offers a perfect balance of comfort, space, and natural beauty.

Upon entering the property, one is immediately struck by the spaciousness that awaits within. The large open plan lounge and diner set the tone, offering a welcoming ambience with its abundant natural light and feature fireplace, creating a cosy focal point for relaxation or entertaining guests.

The well-maintained kitchen is both functional and stylish, providing the perfect space for culinary pursuits, while the spacious utility room offers convenience and additional storage options.

Ascending to the first floor, two generously proportioned bedrooms await, with the main bedroom benefiting from an elevated outlook onto the picturesque countryside. The luxurious four-piece bathroom suite is a highlight of the property, offering a spa-like experience for residents to unwind and rejuvenate after a long day.

For added versatility, a loft room accessed via ladders provides the opportunity for a home office or ample storage solutions, catering to the diverse needs of modern living. Furthermore, the presence of a downstairs WC adds practicality and convenience to the home's layout.

Beyond the interiors, the property boasts an outbuilding that can serve as an ideal workshop or storage area, catering to hobbies or additional storage needs. A lovely sun trap garden to the rear offers a peaceful retreat, perfect for enjoying the outdoors or hosting gatherings with family and friends. The abundant space provides ample room for children to play freely or for those with a green thumb to cultivate their own fruit and vegetables, adding a touch of self-sufficiency to daily life.

Situated just a short 10-minute drive away from the bustling towns of Cockermouth, Maryport, and Workington, this property offers the perfect blend of countryside serenity and urban convenience. Residents can enjoy the tranquillity of rural living while still having access to a range of amenities, schools, and recreational opportunities within easy reach.

In conclusion, this deceptively spacious 2-bedroom semi-detached house is a true gem for those seeking a comfortable and versatile living space in a picturesque setting. With its thoughtful design, attractive features, and convenient location, this property presents a rare opportunity to embrace a lifestyle that combines the best of both worlds.





## Selling with First Choice Move

First Choice Move began in 2010 from humble beginnings—from a kitchen table in Egremont. Built on family values, hard work, and a passion for property, we have grown to become the largest estate agency in West Cumbria. As a family-run business, we believe in combining traditional estate agency values with the very latest marketing techniques to ensure every property gets maximum exposure. From high-quality photography, 3D tours, drone photography, videos and professional floorplans to online advertising and social media campaigns, we use a tailored approach to attract the right buyers. Our commitment to excellence has earned us multiple national, industry-recognised awards, a testament to our dedication to delivering outstanding service and results. We are more than just an estate agency—we're a trusted partner for buyers and sellers across West Cumbria, combining innovation with personal service to help you move with confidence.

## 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.

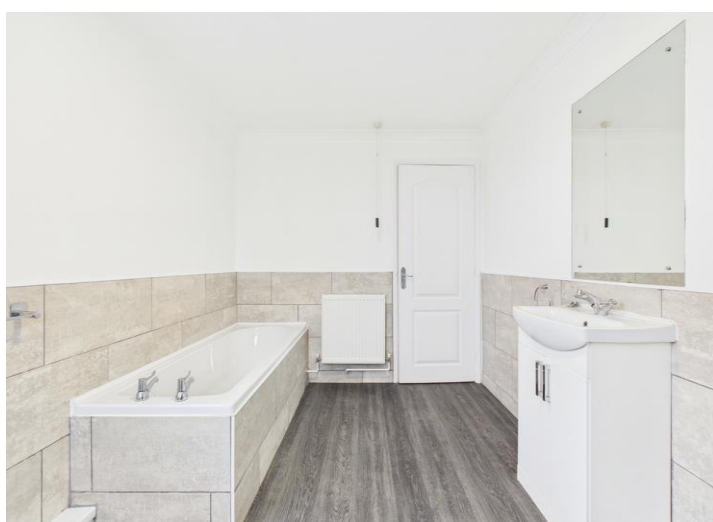
















 <p>Ground Floor</p>	 <p>Floor 1</p>	<div></div> <div><p>Approximate total area<sup>(1)</sup></p><p>1152.07 ft<sup>2</sup></p><p>Reduced headroom</p><p>36.08 ft<sup>2</sup></p></div>
 <p>Floor 2</p>		<div><p>(1) Excluding balconies and terraces</p><p>Reduced headroom</p><p>..... Below 5 ft</p><p>While 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 are based on RICS IPMS 3C standard.</p><p>GIRAFFE360</p></div>