



Uninterrupted picturesque views

Versatile play/games/dining room

Shower room plus WC

Extended three-bedroom home

Three good size bedrooms

Good transport links



This three-bedroom home which is been extended by the current owner boasts uninterrupted, picturesque views across the Solway Firth with both Scotland and the Isle of Man visible in the distance. The extension has added a versatile downstairs room to the rear the property which could be used as a bedroom, playroom, office or dining room as desired. The property offers good transport links and is ideal for those to travel to Whitehaven or Workington for either work or leisure. The property has a hallway, well presented lounge, inner hallway, kitchen/diner, shower room and the versatile second reception room. To the first floor there are three bedrooms and a WC. Externally the property benefits from a low maintenance garden to the front and rear and there is also a garage to the rear of the property.

ACCOMMODATION

Hallway 7' 9" x 6' 5" (2.36m x 1.95m)

Entered through a UPVC door with double glazed frosted glass. The hallway has a Power Point, single panelled radiator and a UPVC double glazed window. Provides access to the lounge and stairs leading to the first floor landing.

Lounge 14' 4" x 11' 9" (4.37m x 3.58m)

Well presented lounge enjoying a sea view through the large UPVC double glazed window with Scotland and the Isle of Man visible in the distance. There is a TV point, feature fireplace, single panelled radiator and a door leading to an inner hall.

Inner hallway 7' 6" x 2' 7" (2.28m x 0.79m)

Provides access to the kitchen, shower room and also the versatile extension.

Kitchen 11' 1" x 8' 2" (3.38m x 2.49m)

Fitted kitchen incorporating a range of white wall and base units with a complimentary worktop. Stainless steel sink with drainer board. Tile splashback's, under stairs storage cupboard, single panel radiator and a UPVC double glazed window overlooking the rear garden.

Shower room 8' 7" x 4' 9" (2.61m x 1.45m)

Walk-in shower cubicle, WC and pedestal hand wash basin. Feature alcove, wainscoting and a single panelled radiator.

Bedroom/playroom/breakfast room 8' 9" x 8' 5" (2.66m x 2.56m)

This highly versatile room has been added to the rear the property by the current owner and could be used for a variety of purposes as desired and to meet your needs. It could be used as a downstairs bedroom, playroom, home office or perhaps a dining room. There is laminate flooring, connections for a flatscreen wall mounted TV, two UPVC double glazed windows and a UPVC door leads out to the rear garden.

First floor landing

There is a UPVC double glazed window on the stairs providing plenty of natural light. There is also an area which could be used forever a home office or store area. The landing leads to all three bedrooms and the WC.

Master bedroom 10' 7" x 10' 7" (3.22m x 3.22m)

Well presented double bedroom boasting elevated views over the Solway Firth and towards Scotland and the Isle of Man. There is a built-in cupboard, single panelled radiator and a UPVC double glazed window.



Bedroom two 11' 1" x 8' 2" (3.38m x 2.49m)
Wood flooring, single panelled radiator and a UPVC double glazed window.

Bedroom three 8' 4" x 8' 2" (2.54m x 2.49m)
Single panel radiator and a UPVC double glazed window

WC 8' 1" x 3' 4" (2.46m x 1.02m)
WC, hand washbasin, feature wainscoting and a UPVC double glazed frosted window.

Exterior

To the front the property benefits from a low maintenance lawn and garden which is fenced around and provides access to the rear garden. The garden to the rear is laid to lawn and has a garage with pedestrian access.

TENURE:

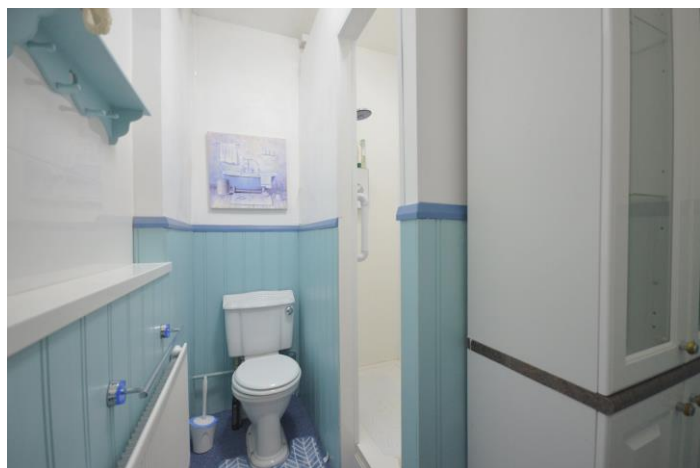
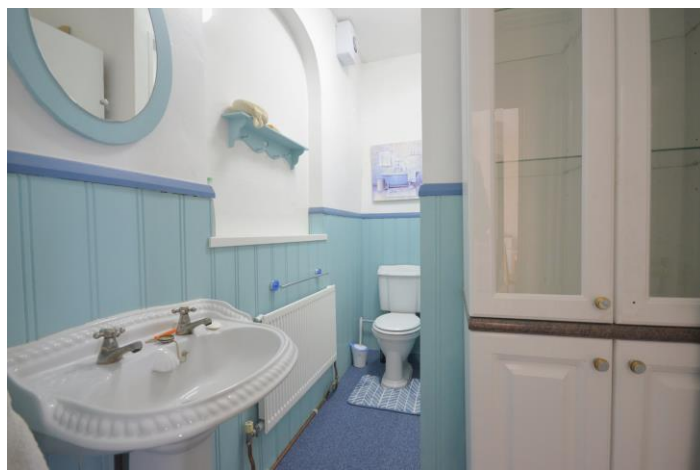
We have been informed by the vendor the property is freehold.

LOW FEES, LOCAL EXPERTISE

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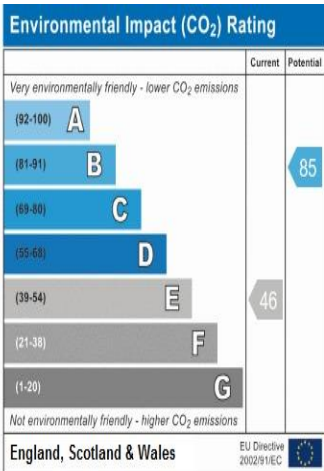
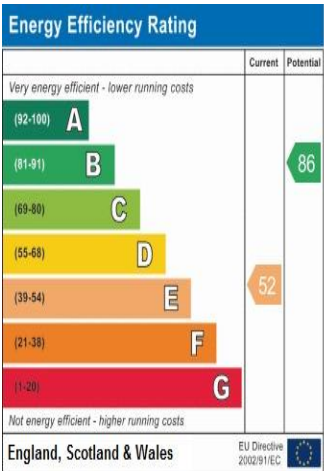
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NOTE

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