



Beautiful fell views

Three good size bedrooms

Lovely well maintained gardens

Generously sized lounge/diner

Lovely modern fitted kitchen

Quiet village location



Spacious, well presented three bedroom home with beautiful views towards the fells. This lovely property is located in the quiet residential area of semi-rural Arlecdon. The village is situated just off the A5086 Cockermouth to Egremont road and other roads give access to Workington or Whitehaven towns and to the picturesque Western Lakes. This would be an ideal property for a first time buyer or a family. Accommodation comprises briefly of: hallway, large lounge/diner, and modern fitted kitchen. To the first floor there are three good size bedrooms, and family bathroom. To the front there is a lovely garden with mature shrubs and trees to the borders and a pathway to the side and rear of the property. To the rear of the property is a well maintained garden with a storage shed and block paved patio area. Viewing is essential to appreciate this lovely family home.

ACCOMMODATION

Entrance hall 12' 3" x 5' 8" (3.73m x 1.73m)

Entered through a uPVC double glazed door with glass panel and matching uPVC side panel, single panelled radiator and large under stairs storage cupboard. Provides access to the first floor and into the lounge/diner.

Lounge/diner 21' 9" x 9' 8" (6.62m x 2.94m)

Spacious lounge/diner with beautiful views of the countryside and fells. Feature pebble-effect gas fire with marble hearth and inset and modern wooden surround, decorative coving to the ceiling. Two double panelled radiators and two uPVC double glazed windows.

Kitchen 13' 4" x 9' 2" (4.06m x 2.79m)

Spacious country style kitchen with a range of wood wall and base units with contrasting modern black worktops and tiled splash backs. Electric oven and gas hob with stainless steel splash back and extractor above. Integrated dish washer and sink and drainer unit with mixer tap. uPVC double glazed window overlooking the rear garden. Double panelled radiator, and uPVC double glazed door leading to the side of the property.

First floor landing

Provides access to three spacious bedrooms and the family bathroom with uPVC double glazed window and loft hatch.

Master bedroom 12' 3" x 10' 7" (3.73m x 3.22m)

Generously proportioned master bedroom with stunning views across the Cumbrian fells, built-in storage cupboard and single panelled radiator and uPVC double glazed window

Bedroom two 10' 9" x 9' 1" (3.27m x 2.77m)

Spacious double bedroom, with single panelled radiator and uPVC double glazed window overlooking the pleasant rear garden.

Bedroom three 8' 3" x 8' 1" (2.51m x 2.46m)

Good-sized single bedroom with built-in storage cupboard, single panelled radiator and a uPVC double glazed window with spectacular views across the fells.

Family bathroom 7' 6" x 5' 5" (2.28m x 1.65m)

Good-sized family bathroom with suite briefly comprising; WC, pedestal wash basin, bath with shower over, with controls integrated into the tiled surround, and secondary shower head from the taps. uPVC double glazed frosted glass windows. Decorative coving to the ceiling and extractor fan.



Externally

To the front of the property there is a well maintained lawn with mature shrubs and borders. To the rear the property has a well-maintained lawn with mature borders with the block paved seating area and shed.

Tenure:

We have been informed by the vendor the property is freehold

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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.



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