



1 Vale View, Camerton, CA14 1LU

Guide Price: £165,000

**PEK**

# 1 Vale View

## The Property

Having undergone a comprehensive modernisation, this comfortable and deceptively spacious two bedroom end terrace enjoys a quiet rural position in the popular village of Camerton, backing onto open fields and enjoying views down towards the Derwent Vale. 1 Vale View is a fantastic home for first time buyers or downsizers looking for an easy to maintain, hassle free property.

The accommodation is light and airy, and feels surprisingly spacious thanks to the generously proportioned rooms and high ceilings, comprising; lounge with wood burning stove, dining room with space for an 8 person table, contemporary galley kitchen, ground floor shower room, principal bedroom with dressing room and ensuite bathroom and second double bedroom with built in storage.

Externally there is an easy to maintain courtyard garden to the front, and to the rear a sun trap garden with yard area, lawn, decorative chipped and patio areas, and a storage outbuilding.





## 1 Vale View

### Location & Directions

Situated in the popular village of Camerton only a short drive to both Workington and Cockermouth and surrounded by open countryside and the stunning Derwent Vale.

### Directions

From the Seaton to Broughton Moor road, take the right hand turn signposted Camerton, follow the road into the village and after approximately 1/4 of a mile the property can be found on the right hand side.

- Beautiful two bed end terrace
- Lounge and dining room
- En-suite bathroom
- Ground floor shower room
- Fully modernised
- Quiet village location
- EPC band F
- Council Tax band A
- Tenure Freehold



## ACCOMMODATION

### Living Room

10' 0" x 11' 11" (3.05m x 3.63m)

Front aspect room accessed via UPVC door with double glazed inserts and panel above door. Wood burning stove in recessed fireplace with tiled hearth, point for TV.

### Dining Room

12' 0" x 12' 11" (3.65m x 3.94m)

Rear aspect room with inset gas fire, feature hearth and surround, dining space for an 8 person table, under stairs storage cupboard, point for TV.

### Kitchen

13' 0" x 7' 5" (3.96m x 2.27m)

Side aspect galley style kitchen fitted with a range of base and wall units in a white high gloss finish, complementary counter top and mosaic tile splash backs. Stainless steel sink with drainage board and mixer tap, plumbing for under counter washing machine, point for free standing electric cooker and fridge freezer.

### Utility Area

2' 11" x 6' 6" (0.89m x 1.98m)

Space for dryer, wooden internal doors to bathroom and rear hallway.

### Bathroom

7' 1" x 6' 7" (2.16m x 2.00m)

Side aspect room comprising three piece suite, with WC, wash hand basin in built in vanity unit and corner shower cubicle with electric shower.

### Rear Hallway

3' 8" x 5' 9" (1.13m x 1.74m)

dual aspect room with UPVC door giving access to rear garden.



## FIRST FLOOR LANDING

2' 9" x 2' 4" (0.85m x 0.72m)

### Bedroom 1

12' 0" x 13' 4" (3.67m x 4.07m)

Spacious rear aspect double bedroom with open country views and point for wall mounted TV.

### Dressing Room

6' 6" x 7' 5" (1.99m x 2.26m)

Built in storage cupboard, space for free standing wardrobe and chest of drawers.

### Ensuite Shower Room

5' 10" x 7' 5" (1.79m x 2.27m)

Rear aspect room comprising three piece suite with mains powered shower over bath, WC and wash hand basin.

### Bedroom 2

10' 2" x 12' 5" (3.09m x 3.79m)

Front aspect double bedroom with built in storage cupboard and alcove shelving.





## EXTERNALLY

### Front Garden

Easy to maintain courtyard garden laid to decorative chippings.

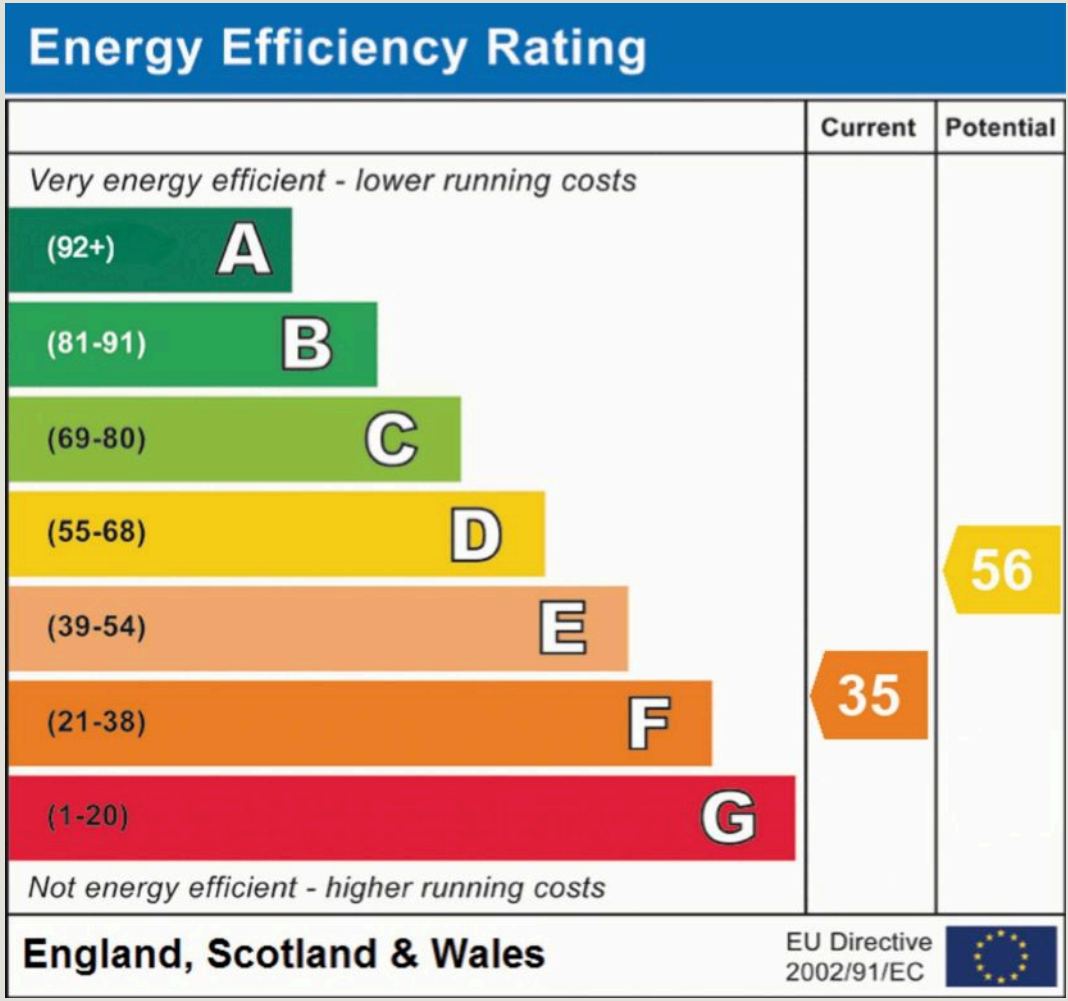
### Rear Garden

To the rear is a private sun trap garden, with concrete yard area, lawn, decorative chipping and patio seating areas and a storage outbuilding.

### On street

There is on street parking available on a first come first served basis at the front of the property.





## ADDITIONAL INFORMATION

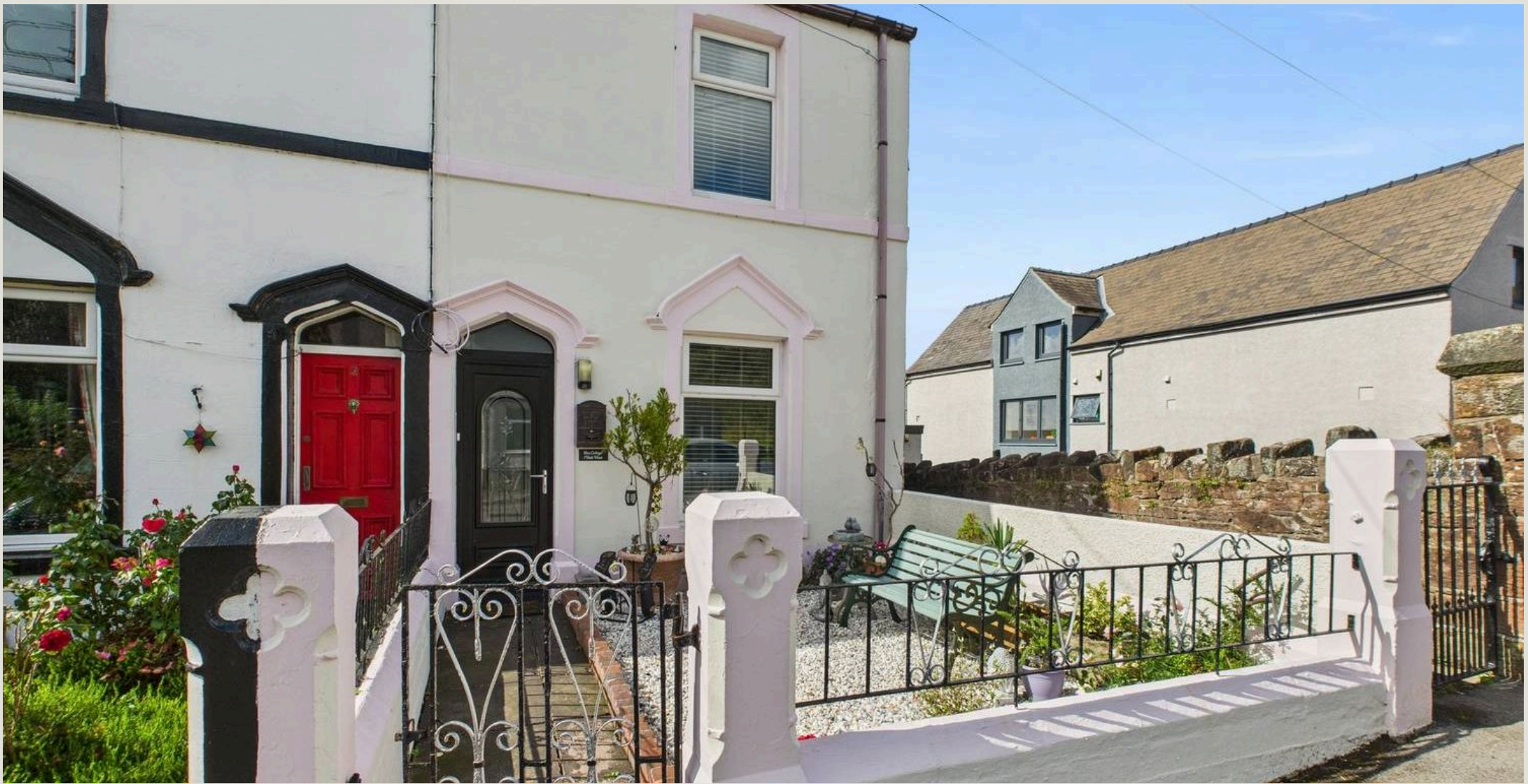
### Services

Mains electricity, water & drainage. LPG gas fired central heating and double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

### Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2024 was £221.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.





## PFK Estate Agency Cockermouth

68 Main Street Cockermouth, Cumbria - CA13 9LU

01900 826205

[cockermouth@pfk.co.uk](mailto:cockermouth@pfk.co.uk)

[www.pfk.co.uk/](http://www.pfk.co.uk/)

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