



 **3**
Bedrooms

 **1**
Bathroom







Situated on a desirable corner plot with no through traffic and enjoying a superb position adjacent to a local park, this spacious three-bedroom end-terrace home offers an ideal setting for families seeking both convenience and outdoor space.

Located on Weavers Avenue, Frizington, the property benefits from a peaceful setting while remaining within easy reach of local amenities, schools, and transport links. The attractive corner plot provides additional privacy and a safer environment for children, with minimal passing traffic and direct access to green open space nearby.

Internally, the property offers well-proportioned accommodation throughout. The welcoming reception room is bright and spacious, with plenty of natural light creating a warm and inviting atmosphere, perfect for everyday family living and entertaining guests.

The modern kitchen is fitted with a range of storage units and essential appliances, including an oven and hob, providing a practical and functional space for meal preparation. To the first floor are two generous double bedrooms with a smaller single offering the option of a home office space, offering excellent accommodation for growing families, home working, or visiting guests. The family bathroom is fitted with contemporary fixtures and comprises a bath with shower, wash basin, and WC.

Externally, the property benefits from off-road parking and a private, low-maintenance rear garden, ideal for relaxing outdoors, entertaining, or providing a secure play area for children.

Additional features include full double glazing throughout and an EPC rating of C (75), reflecting the home's energy efficiency.

Further enhancing the property's appeal, the current owners have been offered the opportunity to purchase the leasehold interest for **£6,200 plus legal fees and associated costs**, presenting a potential future option for the incoming purchaser, subject to their own enquiries and legal advice.

This well-presented end-terrace property combines spacious accommodation, a sought-after corner plot position, off-road parking, and a fantastic location next to a park, making it an excellent opportunity for first-time buyers, families, and investors alike.

METHOD OF SALE The property is offered for sale by Private Treaty. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents following an inspection.

VIEWING Strictly by arrangement with the Sole Agents:

Mitchells Estate Agency, Lakeland Livestock Centre, Cockermouth, Cumbria, CA13 0QQ

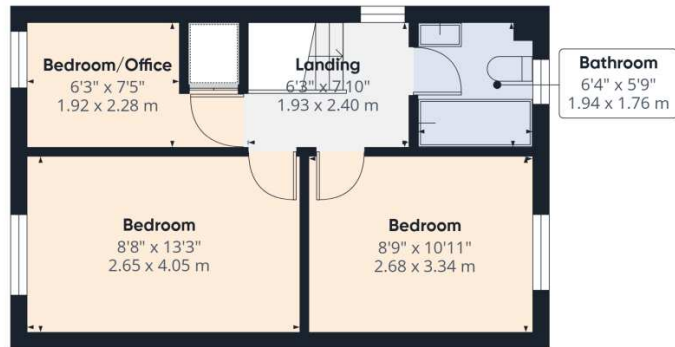
Tel: 01900 822016

Email: info@mitchellsestateagency.co.uk

SERVICES The property benefits from mains electricity, gas and water and drainage.



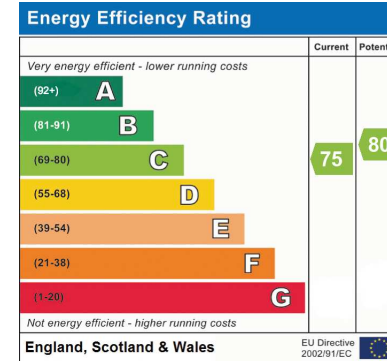
Floor 0



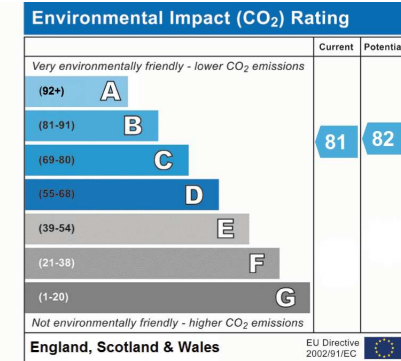
Floor 1



Approximate total area^m
729 ft²
67.7 m²



Address: FRIZINGTON, CA26



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

