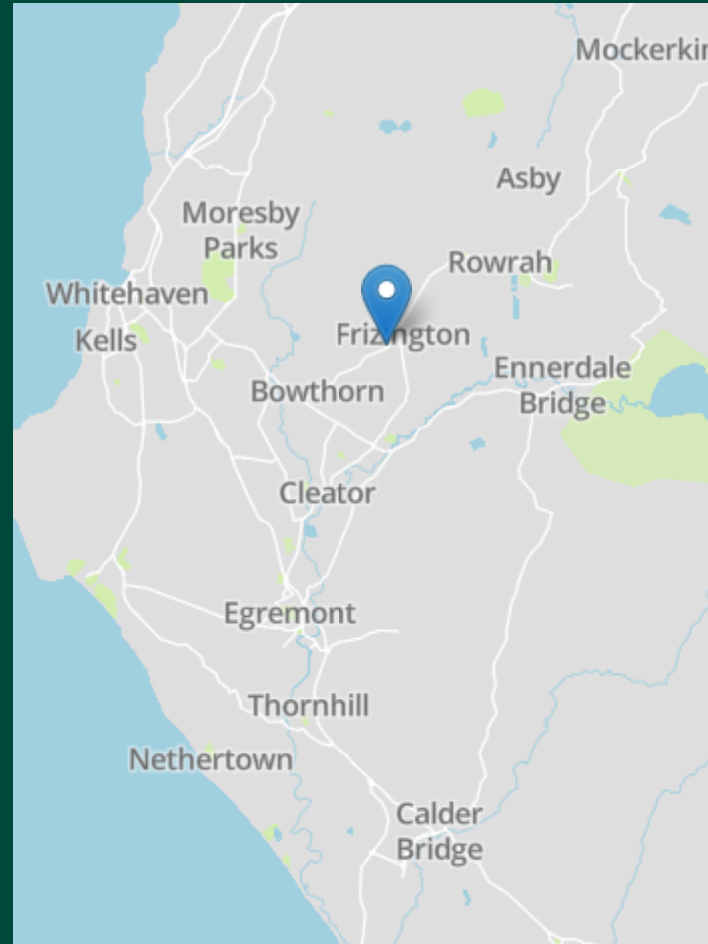


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	73	84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



26 Vicarage Hill, Frizington, Cumbria, CA26 3TH

- 3 bed semi det house
- Close to amenities
- Tenure: freehold
- Stylish kitchen & bathroom
- Great for families
- EPC rating C
- Driveway & garage
- Council Tax: Band C

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
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LOCATION

Frizington is a small village situated approximately four miles east of Whitehaven, on the edge of the Lake District National Park and conveniently placed for those finishing or setting out on the Coast to Coast cycle route. The village also benefits from a range of local amenities including convenience store, schools and good bus service links.

PROPERTY DESCRIPTION

A lovely three bed semi-detached house pleasantly located in a quiet residential close, a short walk to the village amenities including school and within easy commute of local employment centres and the delights of the beautiful Ennerdale valley.

The property is presented for sale in great condition having been much improved by the present owner, including a most stylish dining kitchen, which is now at the heart of this lovely home. Perfectly suited to a family, the property's position close to the National Park yet entirely accessible to nearby towns, make it a great base for anyone looking to relocate or retire to the area. Offering excellent value for money and beautifully appointed accommodation, in brief comprising entrance hallway, spacious lounge, contemporary dining kitchen, utility and cloakroom/WC to the ground floor. To the first floor there are 3 well appointed bedrooms and luxury family bathroom. Externally, the property boasts plentiful offroad parking which includes a single garage and driveway for 1 to 2 cars, together with a low maintenance garden with paved patio area creating a great outdoor entertaining space.

All in all, a beautifully proportioned, well situated and most stylish family home presented for sale at a realistic price. Viewing is strongly encouraged.

ACCOMMODATION

Entrance Hall

Accessed via part glazed composite door with glazed side panel. Stairs leading to the first floor with understairs storage cupboard, radiator, wood effect flooring, side aspect window and doors giving access to ground floor rooms.

Lounge

5.30m x 3.47m (17' 5" x 11' 5") With decorative coving, gas fire set in contemporary surround with matching hearth and backplate, and front aspect bay window.

Dining Kitchen

3.15m x 5.42m (10' 4" x 17' 9") Fitted with a range of high quality wall and base units in a matte finish with complementary marble effect work surfacing, incorporating 1.5 bowl composite sink and drainer unit with mixer tap. Counter top mounted gas hob with extractor over, electric double oven integrated at eye level, space for fridge freezer and plumbing for dishwasher. Matching breakfast bar unit, space for dining table and chairs, radiator, wood flooring, rear aspect window and door to the utility room.

Utility Room

1.41m x 1.07m (4' 8" x 3' 6") Work surfacing with plumbing below for washing machine, door to cloakroom/WC and part glazed UPVC door giving access to the rear garden.

Cloakroom/WC

1.42m x 0.76m (4' 8" x 2' 6") Fitted with low level WC and wash hand basin with splashback, radiator.

FIRST FLOOR LANDING

With side aspect window and doors giving access to first floor rooms.

Bathroom

1.88m x 2.12m (6' 2" x 6' 11") Fitted with white three piece suite comprising close coupled WC, wash hand basin and panelled bath with mains shower over. Fully tiled walls, radiator and obscured rear aspect window.

Bedroom 2

3.63m x 3.16m (11' 11" x 10' 4") A rear aspect double bedroom with radiator.

Bedroom 1

4.15m x 2.97m (13' 7" x 9' 9") A front aspect double bedroom with radiator.

Bedroom 3

2.63m x 2.36m (8' 8" x 7' 9") A front aspect bedroom with radiator and fitted wardrobes to one wall.

EXTERNALLY

Gardens and Parking

To the front of the property there is a lawned area and driveway parking for one to two cars leading to the single garage. Side access leads to the enclosed rear garden, where there is a good section of lawn and a paved patio area creating a perfect outdoor entertaining space.

Garage

Single garage with up and over door, power and lighting. The garage also houses the central heating boiler.

ADDITIONAL INFORMATION

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 : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; 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.

SALE DETAILS

Services: Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Cockermouth office, 01900 826205.

Directions: The property can be located by Sat nav using the postcode CA26 3TH and identified by a PFK for sale board, alternatively by using What3Words/////lordship.flotation.pops

