



171 MAIN STREET | FRIZINGTON | CUMBRIA | CA26 3SB

PRICE £62,500





## SUMMARY

This 'Tardis-like' traditional terrace house is located in the centre of the village, with take-away, Spar and bus stop all close at hand. Offered chain free the property includes a living room and separate dining room with wood type floors, a fitted kitchen, ground floor bathroom and two first floor double bedrooms. Ideal for someone to put their own stamp on their home.

EPC band C

## GROUND FLOOR ENTRANCE

A part double glazed door leads into living room

## LIVING ROOM

Double glazed window to front, meter cupboards, ornamental fire surround with hearth, double radiator, wood flooring, door to inner hall

## INNER HALL

Door to dining room, stairs to first floor

## DINING ROOM

Double glazed window to rear, double radiator, under stairs storage cupboard, door to kitchen, wood flooring

## KITCHEN

Fitted base and eye level cupboards with worktops, single drainer sink unit with tiled splashback, electric hob with oven and extractor, space for fridge, radiator, tiled flooring, opening to rear porch

## REAR PORCH

Part glazed door to side, tiled flooring, door to bathroom

## GROUND FLOOR BATHROOM

Window to side, panel bath with shower attachment and screen, pedestal hand wash basin, low-level WC, tiled flooring

## FIRST FLOOR LANDING

Doors to bedrooms, access to loft space

## BEDROOM 1

Double glazed window to front, double radiator, wood flooring

## BEDROOM 2

Double glazed window to rear, storage cupboard, cupboard housing Combi boiler, double radiator, wood flooring

## EXTERNALLY

The property benefits from an enclosed yard and behind this is a garden area with open ground behind and conifers to one side

## ADDITIONAL INFORMATION

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

Tel: 01946 590412

[whitehaven@lillingtons-estates.co.uk](mailto:whitehaven@lillingtons-estates.co.uk)

Council Tax Band: A

Tenure: Freehold

Services: Mains water, gas and electric are connected, mains drainage

Fixtures & Fittings: Oven, hob and extractor

Broadband type & speeds available: Standard 6Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 25' indicates all networks have good signal outside.

EE & 3 have good signal indoors. O2 and Vodafone have variable signal indoors

Planning permission passed in the immediate area: There are plans to redevelop the Spar and carpark in the future

The property is not listed

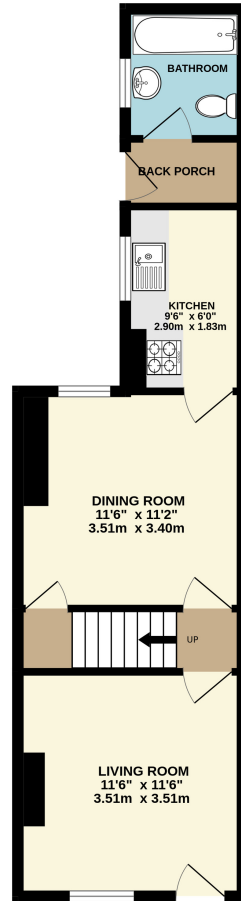
## DIRECTIONS

From Whitehaven head out through Hensingham, passing the Swimming Pool. Turn left to Frizington, following the lane over two hump back bridges. Continue to Frizington and at the mini roundabout turn left towards Cockermouth. The property will then be located on the right hand side.

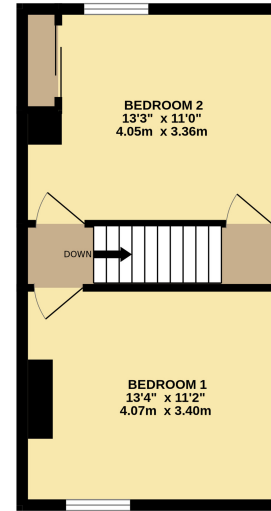
What3words: [princes.cult.zinc](https://www.what3words.com/princes.cult.zinc)



GROUND FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR  
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA: 735 sq.ft. (68.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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[www.lillingtons-estates.co.uk](http://www.lillingtons-estates.co.uk)

58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		71	
England, Scotland & Wales			