



3 VALE VIEW | FRIZINGTON | CUMBRIA | CA26 3QP

PRICE £85,000





SUMMARY

Enjoying lovely views to the Western Lake District fells, this attractive cottage on Vale View, the outskirts of Frizington, is a rare find! Ready to be modernised the property is offered chain free and includes a spacious double aspect living/dining room, a galley style kitchen, ground floor bathroom and three bedrooms to the first floor with fell views to the front. Off to one side of the terrace there is a mature 'secret garden' too so this ticks plenty of boxes regardless of whether it is to be your main home, second home or investment property...

EPC band E

GROUND FLOOR ENTRANCE VESTIBULE

A PVC part glazed front door leads into vestibule with fanlight over, part glazed door to living room

LIVING/DINING ROOM

An open plan double aspect room with double glazed window to front and rear, open fire with surround and hearth, two double radiators, coved ceiling, wood style flooring, stairs to first floor, under stairs recess, door to kitchen

KITCHEN

Double glazed window to side, fitted base and wall mounted units with work surfaces, gas hob with oven and extractor, single drainer sink unit with tiled splashback, space for washing machine, fridge and freezer, tiled flooring, door to lobby

REAR LOBBY

Part double glazed door to yard, linen store with radiator, door to bathroom

GROUND FLOOR BATHROOM

Double glazed window to side, panel bath with electric shower unit and curved screen, pedestal hand wash basin, low level WC. Double radiator, extractor fan, tiled walls and floor

FIRST FLOOR LANDING

Doors to rooms, built in cupboard housing combi boiler, access to loft space

BEDROOM 1

Double glazed window to front with a stunning view to Blake Fell, Pillar and Cragg Fell, double radiator, coved ceiling

BEDROOM 2

Double glazed window to rear, built in wardrobe and dressing table, double radiator

BEDROOM 3

Double glazed window to rear, double radiator

EXTERNALLY

To one side, at the end of the terrace of cottages is an entrance into a garden, owned by No. 3 which is covered and themed like a 'secret garden' with ornaments and interesting nooks. In addition to this separate garden there is a yard to the rear of the house.

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

Council Tax Band: A

Tenure: Freehold

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

Fixtures & Fittings: Carpets, oven hob and extractor

Broadband type & speeds available: Standard 5Mbps / Superfast 77Mbps

Mobile reception: Data retrieved from Ofcom dating back to November 24' indicates EE and O2 have service indoors but others have limited signal. All networks have service outside.

Planning permission passed in the immediate area: None known

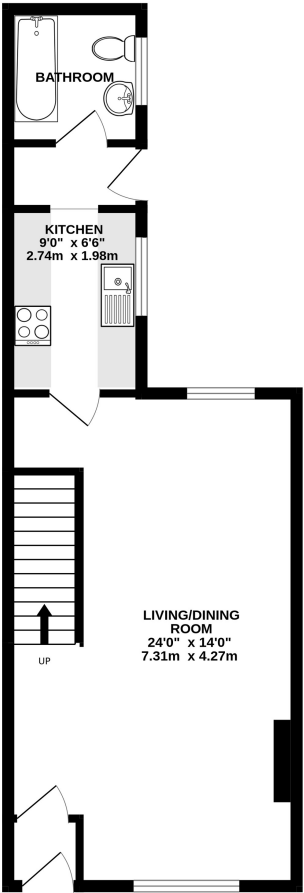
The property is not listed

DIRECTIONS

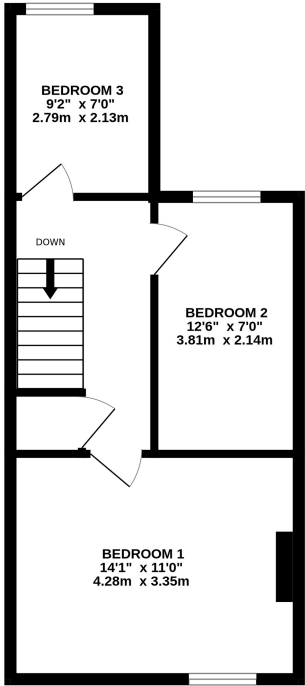
From Whitehaven head out through Hensingham passing the swimming pool and take the left turn to Frizington. Follow the road for around 3 miles, passing over two hump back bridges and continue into Frizington to a mini roundabout. Turn left here onto the A5086 heading towards Cockermouth and then take a right turn into Yeathouse Road. Follow the road out of the village and Vale View will be located on the right hand side of the road.



GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 846 sq.ft. (78.6 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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Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		