



22 MAIN STREET | FRIZINGTON | CUMBRIA | CA26 3SA

PRICE £99,999







## SUMMARY

Situated in the quiet village of Frizington, this deceptively spacious middle terrace home is available for purchase immediately! There are 3 bedrooms and 2 bathrooms making it a decent size for most families. Currently tenanted this property also offers an incredible investment opportunity, at present it achieves a generous £600pcm and there is the option to purchase with tenants in place. The property offers versatile accommodation and includes a large L-shaped living/dining room, inner hall with store room, modern kitchen/breakfast room, ground floor double bedroom and a modern ground floor bathroom. To the first floor there is an open plan family room/snug with two further double bedrooms and a first floor shower room. At the rear there is an enclosed lawned garden. The property benefits from solar panels fitted to the roof, reducing electricity costs for the dwellers and is close to local amenities, including the local school, medical centre, Spar and Post office. Local bus routes are nearby the home.

## GROUND FLOOR ENTRANCE

PVC door leads into living room.

## LIVING/DINING ROOM

23' 8" x 19' 4" (7.21m x 5.89m) 23' 8" x 19' 4" max, 16' min (7.21m x 5.89m max, 4.87m min)

Two double glazed windows to front with blinds, two double radiators, under stairs storage cupboard, door to inner hall.

## INNER HALL

Doors to rooms, stairs to first floor and a useful storage room.

## KITCHEN/BREAKFAST ROOM

17' x 10' 2" (5.18m x 3.10m) 17' x 10' 2" (5.18m x 3.10m) 17' x 10' 2" (5.18m x 3.10m)

Double glazed window to rear, fitted in a comprehensive range of base and wall mounted units with work surfaces, single drainer sink with cupboards under and splashback, gas hob with extractor fan, eye level oven, space for fridge freezer, dishwasher and washing machine, tile effect flooring, space for table and chairs, part double glazed door to side.

## BEDROOM 1

10' 3" x 10' 3" (3.12m x 3.12m) 10' 3" x 10' 3" (3.12m x 3.12m)

Double glazed window to rear with blinds, double radiator.

## BATHROOM

Panel bath with thermostatic shower unit and screen, hand wash basin, low level WC. Extractor fan, tiled areas, towel rail, tile effect flooring.

## FIRST FLOOR FIRST FLOOR LANDING

Double glazed window to rear with blinds, opening into snug/play room.

## PLAY ROOM

16' 2" x 11' 7" (4.93m x 3.53m) 16' 2" x 11' 7" (4.93m x 3.53m)

A generous area, perfect for kids to play with double glazed window to front, radiator, doors to rooms.

## BEDROOM 2

11' 7" x 9' (3.53m x 2.74m) 11' 7" x 9' (3.53m x 2.74m)

Double glazed window to front, double radiator, built in cupboard.

## BEDROOM 3

11' 6" x 9' 10" (3.51m x 3.00m) 11' 6" x 9' 10" (3.51m x 3.00m)

Double glazed window to rear, built in wardrobes along one wall.

## SHOWER ROOM

## EXTERNALLY

To the rear the property has an enclosed garden with a paved patio area and an area of lawn. A path leads to a rear gate.

## DIRECTIONS

Directions

From Whitehaven head out through Hensingham passing the swimming pool and continue on to Cleator Moor. Pass through the town centre and on to Ennerdale road, continuing to a T-Junction. Turn left on the A5086 and follow into Frizington, crossing the mini roundabout and onto Main Street. The property will be situated on the left hand side of the road.

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

Branch Address:

58 Lowther Street,  
Whitehaven,  
CA28 7DP

01946 590412

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

Council Tax Band: A

Tenure: Freehold

Services: Mains water, gas, electricity & sewage

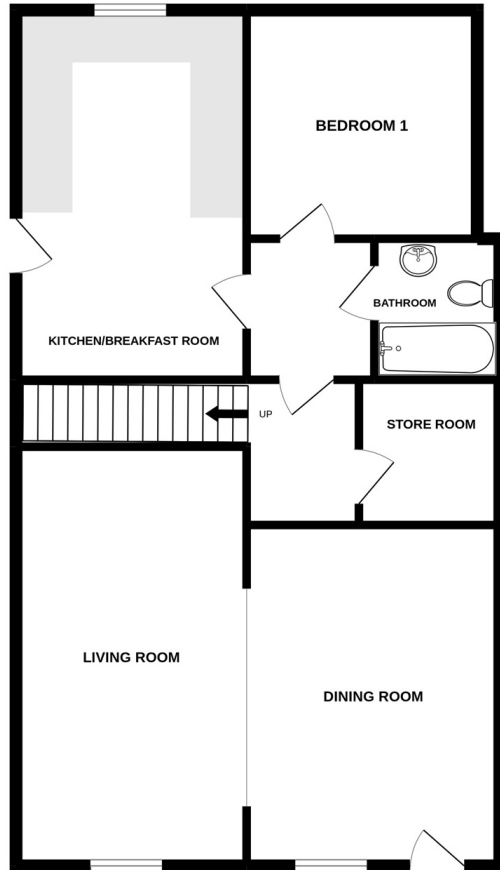
Fixtures & Fittings:



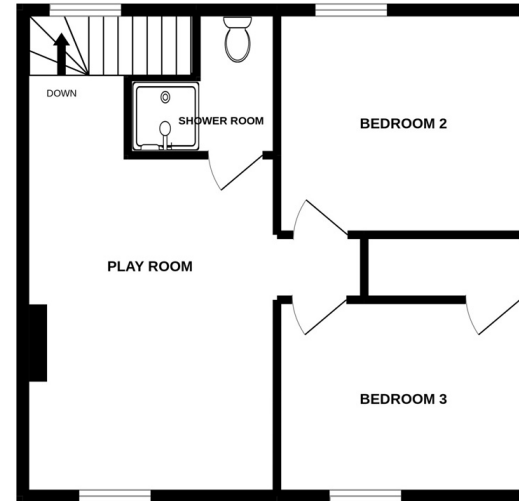




GROUND FLOOR  
864 sq.ft. (80.3 sq.m.) approx.



1ST FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 1383 sq.ft. (128.5 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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