



12 RYDAL STREET | FRIZINGTON | CUMBRIA | CA26 3PY

PRICE £115,000







## SUMMARY

This well priced semi detached house on Rydal Street in Frizington is offered for sale with no onward chain and will make an excellent first home or buy to let. Occupying a decent plot with plenty of width to the garden, the property which has been newly decorated to freshen it up includes an entrance hall, a lovely living room, a generous open plan kitchen/dining room, a useful ground floor WC, three bedrooms plus first floor bathroom. This is a great buy for the money!

EPC band TBC

## GROUND FLOOR ENTRANCE HALL

A part double glazed door leads into hall with double glazed window beside, stairs to first floor, doors to rooms, wood style flooring, double radiator

## LIVING ROOM

Double glazed window to front, double radiator, electric fire with surround, wood style flooring

## KITCHEN/DINING ROOM

Two double glazed windows to rear, fitted range of base and wall mounted units with work surfaces, single drainer sink unit, electric hob with oven and extractor, space for fridge freezer, and washing machine, double radiator, space for table and chairs, door to side lobby

## SIDE LOBBY

Under stairs storage cupboard, door to WC, door to exterior

## GROUND FLOOR WC

Double glazed window to rear, radiator, low level WC

## FIRST FLOOR LANDING

Double glazed window to side, doors to rooms, access to loft space

## BEDROOM 1

Double glazed window to front, built in wardrobes, built in cupboard, radiator

## BEDROOM 2

Double glazed window to rear with a view towards the fells, radiator,

## BEDROOM 3

Double glazed window to front, radiator, coved ceiling, built in cupboard housing combi boiler

## BATHROOM

Double glazed window to rear, panel bath with electric shower unit and screen, pedestal hand wash basin, low level WC. Tiled walls, wood effect flooring, double radiator

## EXTERNALLY

The property benefits from gardens to front side and rear which are laid to lawn. A gated path leads to front door. the rear garden also has a storage shed.

## 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: Carpets, oven hob and extractor

Broadband type & speed: Standard 5Mbps/Superfast 80Mbps

Known mobile reception issues: None

Planning permission passed in the immediate area: None known

The property is not listed

## DIRECTIONS

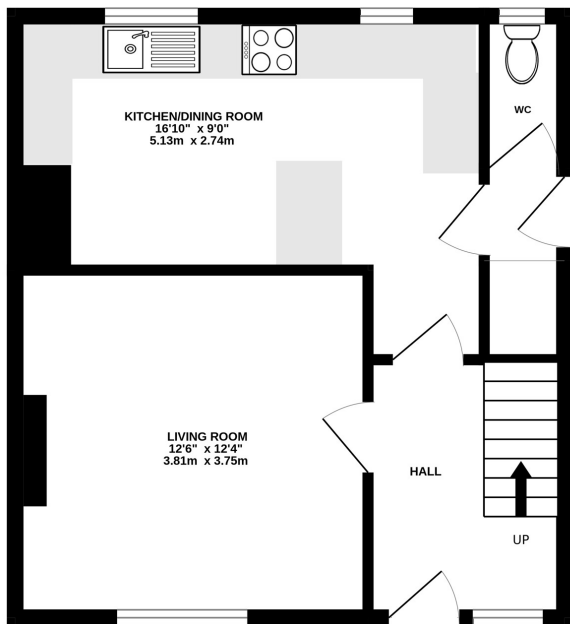
From Whitehaven head out through Hensingham past the Swimming pool and turn left heading for Frizington. Pass the two hump back bridges and follow into the village turning left at the mini roundabout onto the A5086. Take the second right turn into Rydal Street and the property will be situated on the right hand bend, on the left side



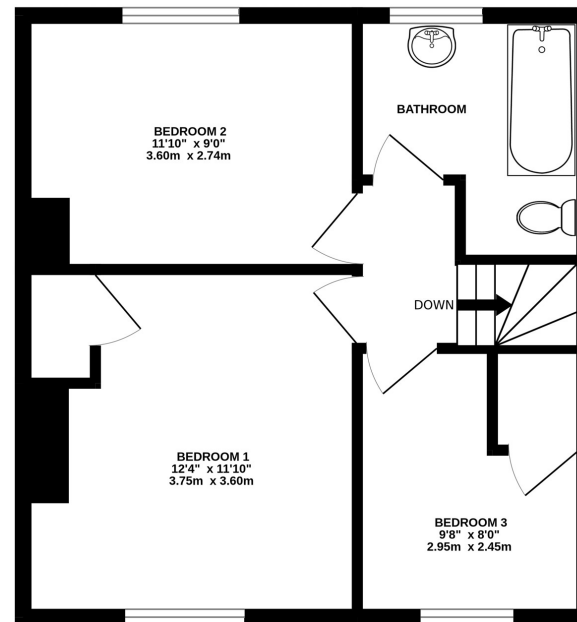




GROUND FLOOR  
404 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 819 sq.ft. (76.0 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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