



Beautifully presented throughout

Stylish and modern kitchen

Boasts a large driveway and garage

Quiet cul-de-sac location

Lovely, open plan lounge and diner

Gorgeous bathroom and downstairs WC

Fantastic, family friendly garden

Set on an attractive and popular development

This lovely home has clearly been meticulously maintained by the current owner. Throughout you will find plenty of style and tasteful decor. The property is set in a quiet cul-de-sac, within a popular and attractive residential development which has long been a desirable place to live. The small town of Cleator Moor is just a short drive to the Cumbrian coastline and also the Western Lakes and surrounding fells. The property would be well suited to a young couple or with its three bedrooms a family who desire a stylish home that is ready to move into. Within the property there is a hallway which leads to a lovely, open plan, lounge and diner with very stylish flooring and plenty of space. There is a beautiful kitchen and a handy downstairs WC. Heading up to the first floor you will find three tastefully decorated and well presented bedrooms and the stunning bathroom suite is also located by the bedrooms on the first floor. The property has plenty to offer outside, to the front of the property you will notice the spacious drive which continues down the right-hand side of the property and provides off street parking for at least two cars. At the end of the driveway there is a spacious pitched roof garage. At the rear of the property there is a pleasant garden which has been designed with ease of maintenance in mind and is certainly family friendly. The large patio is perfect for garden furniture, to sit out and relax with friends or family. To fully appreciate this lovely home please contact the office to arrange a viewing.

ACCOMMODATION

Hallway

The hallway is entered via a composite door with frosted glass panels. There is tiled flooring, decorative coving and a door to the open plan lounge and diner and one to the downstairs WC.

Lounge/diner

A lovely room with plenty of natural light as there are two uPVC double glazed windows at either end. Sure to catch your eye is the stylish wood effect tiled flooring. There is a modern electric fireplace set on a marble hearth with matching marble inset and surround. Either side of the fireplace you will find wall mounted lights in keeping with the main ceiling lights one above the lounge and one above the dining area. There is an under stairs storage cupboard, decorative coving and two radiators provide plenty of warmth when needed. From the dining area you will notice a door which leads through to the kitchen.

Kitchen

A beautiful and well maintained kitchen comprising of: wall and base units with a contrasting worktop and tiled splash backs, a built in electric oven with a separate gas hob and stainless steel/curved glass extractor canopy in place above. A stainless steel sink with a drainer board and mixer tap is set below a uPVC double glazed window that looks out over the rear garden and a cupboard discretely houses the Worcester combi boiler. A half glazed uPVC door provides additional natural light and leads out to the rear garden. The kitchen has ceiling spotlights, a radiator and the floor is laid with a continuation of the stylish wood effect tile flooring found in the lounge/diner.

Downstairs WC

A rather stylish WC with a toilet, a wash basin with mixer tap over a vanity unit, a chrome heated towel rail and a continuation of the stylish flooring found in the hallway. There is a uPVC double glazed frosted glass window providing ample natural light.

First floor landing

The landing has an airing cupboard and doors that lead to all three bedrooms, the bathroom and there is also access to the loft. The landing has a uPVC double glazed frosted glass window allowing in natural light.



Bedroom one

A tastefully decorated double bedroom, with a radiator, a uPVC double glazed window and connections for a wall mounted flatscreen TV.

Bedroom two

Another well presented double bedroom, with a radiator and a uPVC double glazed window with views towards Dent fell and the surrounding woodland.

Bedroom three

A light airy third bedroom, with a radiator and a uPVC double glazed window looking across roof tops towards Dent fell.



Bathroom

This modern bathroom comprises of: a bath with a glass screen, a waterfall mixer tap and a shower in place above. There is a toilet, a wash basin with waterfall mixer tap placed over a vanity unit providing ample storage and there is also an additional mirrored cabinet above. The bathroom has wood effect tiled flooring, fully tiled walls, a chrome heated towel rail, ceiling spotlights, an extractor fan and a uPVC double glazed frosted glass window.

Exterior

At the front of the property there is a driveway leading down the right hand side of the property to the garage and provides off street parking for 2 to 3 cars with a low maintenance gravel bed. At the rear of the property there is a substantial patio area, perfect for garden furniture and is an ideal place to sit and relax. There is a raised area with sleepers which is ideal for potted plants. The garden has a well maintained lawn and is securely fenced around making it perfect for anybody that has children or pets. There is also a handy outside tap.



Garage

The pitched roof garage has an up and over door, lighting, power points and pedestrian door to the side leading onto the garden.

TENURE

We have been informed by the vendor the property is freehold.

COUNCIL TAX BAND C

EPC TBC



LOW FEES, LOCAL EXPERTISE

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MORTGAGES

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NOTE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.



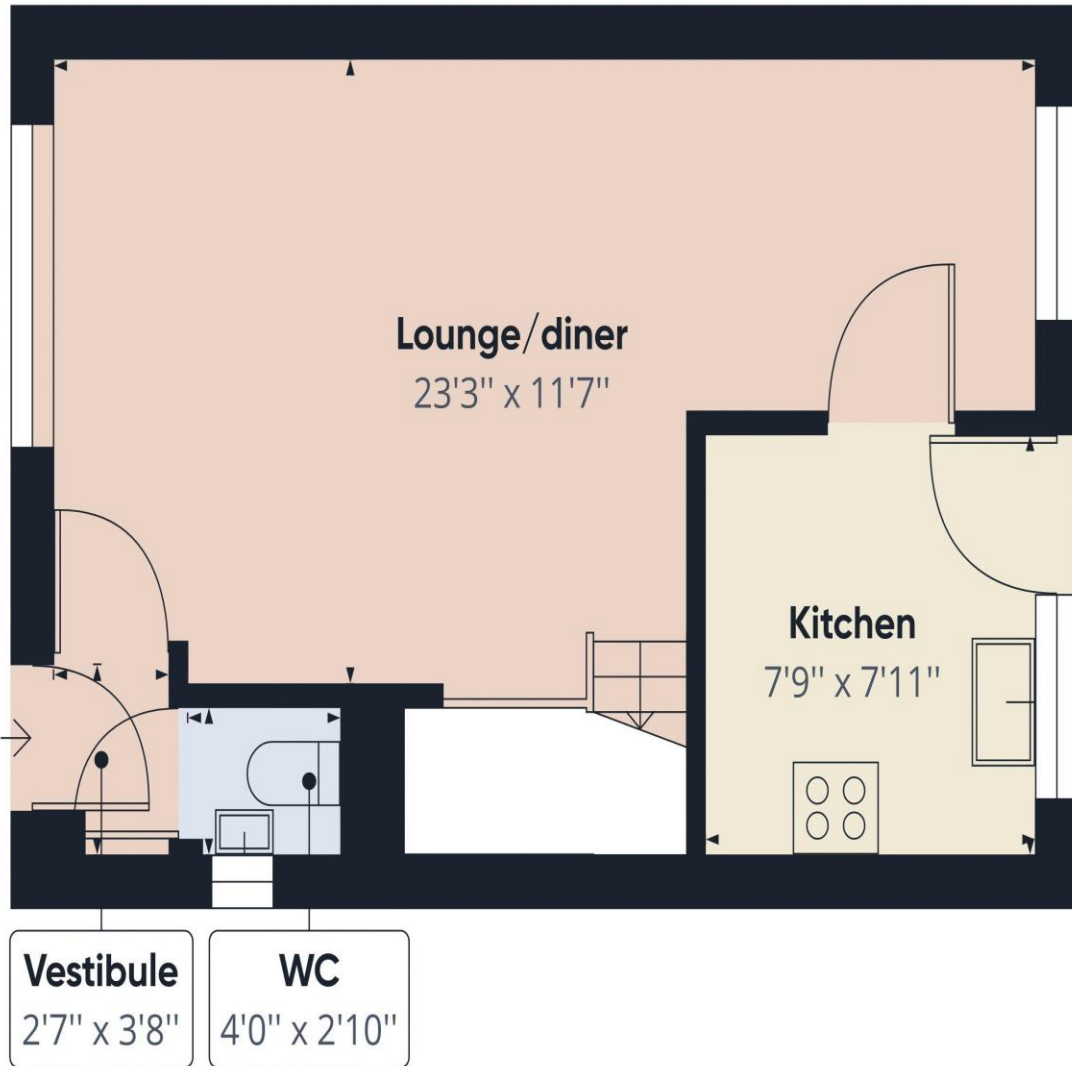


Approximate total area⁽¹⁾
338.59 ft²

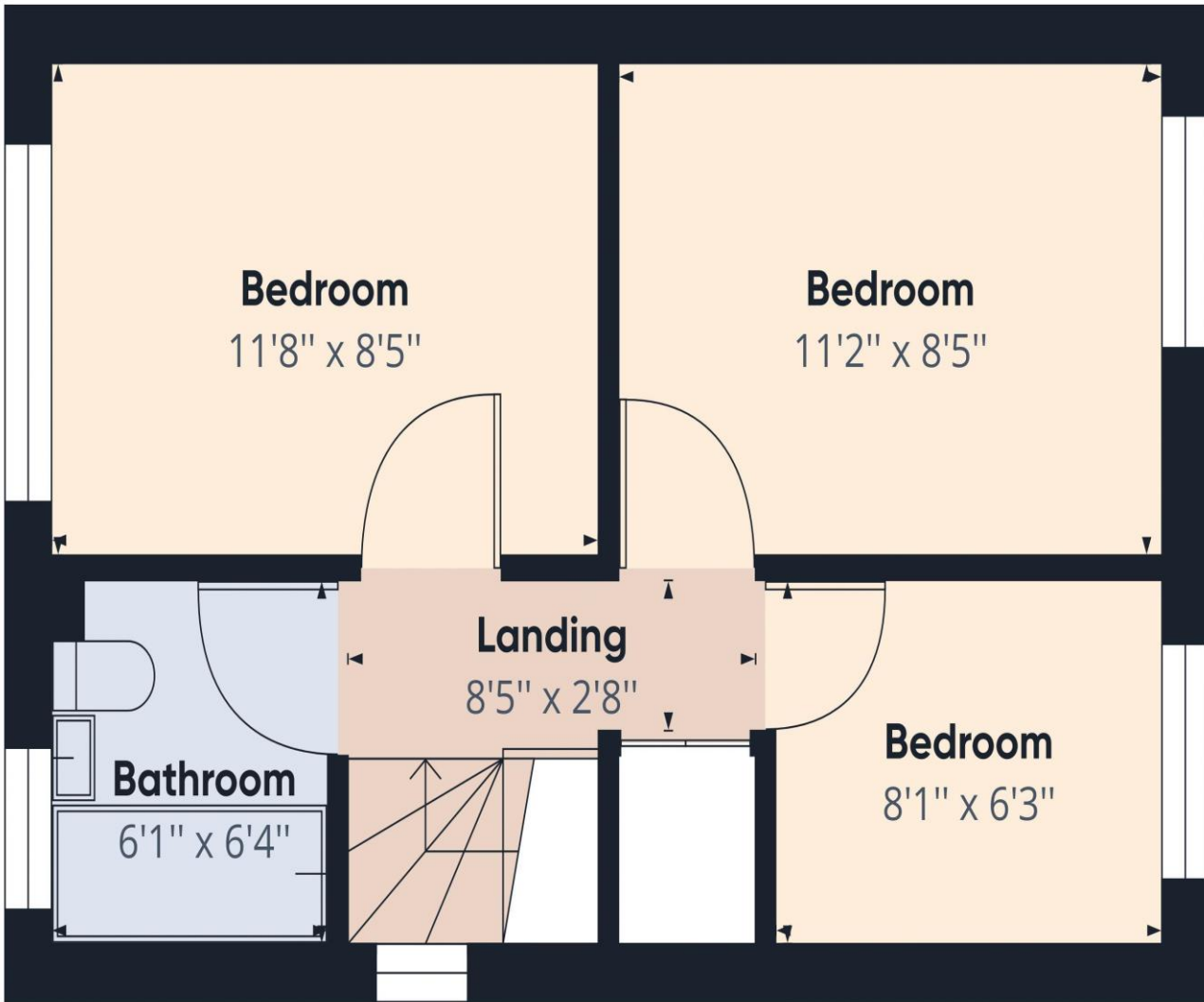
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Ground Floor Building 1



Approximate total area⁽¹⁾
313.86 ft²

(1) Excluding balconies and terraces

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Floor 1 Building 1

