



Offered for sale with no forward chain

Garage and parking to the rear

Two double bedrooms

Conservatory to the rear

Ideal for first time buyers

Front and rear gardens

Popular residential area

Easy access to Whitehaven

Offered for sale with no forward chain and offering good value for money, is this two bedroom terraced home, ideal for first time buyers, the property boasts front and rear gardens and a detached garage to the rear. The property has plenty to offer any prospective buyer, located in a quiet, popular, residential area on the outskirts of Cleator Moor, with the neighbouring town of Whitehaven within easy reach. The accommodation briefly comprises, entrance hall, lounge, contemporary fitted kitchen, which is open to a lovely conservatory, to the first floor there are two double bedrooms which both benefit from built in storage and the family bathroom. Externally, To the front, the property is set back from the road by a large low maintenance front garden with gravel and mature shrubs. To the rear of the property, there is a pleasant, patio style garden, with graveled borders. There is rear access to the garage and gated access to the rear of the property. Viewing is essential to appreciate the potential of this lovely home.

ACCOMMODATION

Entrance hall

Entered through a half-glazed uPVC door with frosted glass, there is a double panel radiator, laminate flooring, and stairs to the first floor, a wooden glazed door leads into the lounge.

Lounge

A light and airy lounge, boasting a modern, feature fireplace, with gas fire, stone surround, hearth, and mantle. A uPVC double glazed window overlooks the front garden, with a double panel radiator below, there is decorative coving to the ceiling, and a wooden glazed door leading to the kitchen.

Kitchen

The contemporary cottage style kitchen features a range of wall and base units, including glass fronted display units and open corner shelving with complementary worktops and tiled splashbacks. There is a stainless steel sink and drainer unit with mixer tap, set below a uPVC double glazed window, with plumbing for a washing machine and dishwasher below. There is also space for a free-standing fridge freezer and gas cooker. The kitchen benefits from tiled flooring, a large understairs storage cupboard and a double panel radiator. The kitchen is open to the conservatory.

Conservatory

A lovely addition to the property, the dwarf wall conservatory looks out over the rear garden, with double patio doors, tiled flooring, and wall mounted light.

First floor landing

With storage cupboard housing the water tank and providing access to the bathroom and bedrooms.

Bedroom one

A spacious double bedroom, with a useful built-in storage cupboard, decorative coving to the ceiling, a uPVC double glazed window overlooking the rear garden, with a single panel radiator below.



Bathroom

With suite briefly comprising bath, with electric shower over, a pedestal sink, and a toilet. There is part-tiled walls, a single panel radiator and a uPVC double glazed window with frosted glass.

Externally

To the front, the property is set back from the road by a large low maintenance, front garden with gravel and mature shrubs. To the rear of the property, there is a pleasant, patio style garden, with graveled borders. There is rear access to the garage, and gated access to the rear of the property.

TENURE

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

COUNCIL TAX BAND A

EPC TBC

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MORTGAGES




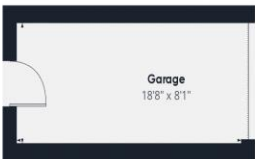
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NOTE

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.





 <p style="text-align: center;">Ground Floor Building 1</p>	 <p style="text-align: center;">Floor 1 Building 1</p>	 <p style="text-align: center;">Approximate total area¹ 861.84 ft²</p>
 <p style="text-align: center;">Ground Floor Building 2</p>		<p style="text-align: center;">Excluding balconies and terraces</p> <p style="text-align: center;"><small>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</small></p> <p style="text-align: center;">GIRAFFE360</p>