



Offers superb value for money

Originally four bed, so has a larger footprint

Open plan kitchen and diner with patio doors

Three spacious double bedrooms

Benefits from a gated driveway

For sale with no forward chain

Ideal to add your own taste and style

Benefits from a conservatory

Very large, extended shower room

Spacious garden to the rear

Offering superb value for money and being sold with no forward chain, is this spacious, three-bedroom home. The property is larger than most three beds in the area, as it was originally a four-bedroom property. The fourth bedroom has been modified to extend the bathroom, and create a large, storage cupboard. Whilst in need of some light modernization, it is clear the property has been lovingly maintained and well cared for over the years. The bathroom and kitchen are stylish and modern and therefore modernisation is largely décor to suit your personal taste. The property is set on a quiet road within the town of Cleator Moor and is within easy reach of the town centre. The Cumbrian coastline is also a short drive away, as are the western lakes and surrounding fells. The property certainly has plenty to offer both inside and out. On arriving, you will notice the spacious, gated driveway which provides off-street parking. There is a well-maintained garden to the front and a larger garden to the rear, which gets the sun throughout much of the day. Step inside and you'll find yourself in the hallway, which leads through to the generously sized lounge. There is a modern, open plan kitchen and diner, with patio doors that lead through to a conservatory, set in the rear garden. Heading up to the first floor, you will find three double bedrooms. The bathroom has plenty of style and a lovely four piece suite. This property really does offer fantastic value for money and we expect interest to be high. To avoid disappointment please contact the office at your earliest convenience.

ACCOMMODATION

Hallway

The hallway features an under stairs storage cupboard and a radiator. Provides access to the lounge, kitchen/diner and there are stairs to the first-floor landing.

Lounge

This generously sized room benefits from decorative coving, wall mounted lighting and a radiator is neatly placed below a uPVC double glazed window that looks out to the front.

Kitchen/diner

This modern kitchen incorporates a range of white wall and base units, with a contrasting worktop and matching up stands. There is a built-in electric oven and grill, with a separate gas hob, and extractor above. A stainless steel sink with drainer board and mixer tap, is set below one of the two uPVC double glazed windows. The kitchen has a breakfast bar and opens up to the dining area, whilst a half-glazed uPVC door leads out onto the driveway. The dining area has plenty of space for a dining table and chair set. There is also decorative coving and plenty of natural light provided by the patio doors, which lead through to the conservatory.

Conservatory

A fantastic addition to the property is the spacious conservatory, which is set in the rear garden. The conservatory has blinds, power points and French doors that lead out to the garden.

First floor landing

This L-shaped landing leads to all three bedrooms, the bathroom, and the loft. The landing also has a substantial, walk-in cupboard which provides excellent storage.

Bedroom one

A spacious double bedroom which is tastefully decorated and has a built-in cupboard, a radiator and a uPVC double glazed window looking down onto the rear garden.

Bedroom two

A second double bedroom, boasting a three-door fitted wardrobe. There is a radiator and a uPVC double glazed window looking down to the front.



Bedroom three

The third light and airy double bedroom has a radiator and a uPVC double glazed window to the front.

Bathroom

This extended, four-piece bathroom suite is very stylish and in excellent condition. There is a bath with mixer tap, shower and glass screen, the shower control is set on the easy clean PVC panelling. A toilet and wash basin with mixer tap, is set into a multi-cupboard and drawer vanity unit, which provides plenty of storage. The bathroom also boasts two chrome, heated towel rails and two uPVC double glazed windows allowing in plenty of natural light.

Exterior

At the front of the property, there is a gated driveway which provides offstreet parking. There is also a well maintained lawn at the front of the property and the front garden is walled around. There is spacious access down the right-hand side of the property where you will find a storeroom, accessed from the drive. The rear garden enjoys plenty of space and has a large block paved patio area, ideal for garden furniture. The central path leads up to the rear garden, where there is an outbuilding and flower beds. On either side of the path, there is a well maintained lawn and the garden enjoys the sun throughout the day.

TENURE

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

COUNCIL TAX BAND A

EPC TBC



LOW FEES, LOCAL EXPERTISE

We are pleased to offer a family run, independent estate agent service in Cumbria, offering property sale services without the premium charges of high street estate agents. We have a range of low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown rapidly, largely due to recommendations and referrals from our many happy customers. Not only could we save you a fortune, but our customers also love our extended open hours, 7PM during the week and 5PM on Saturdays. We offer free valuations, provide great photography and a friendly team which is there to support and guide you from the initial marketing to completion of the sale of your property.

MORTGAGES

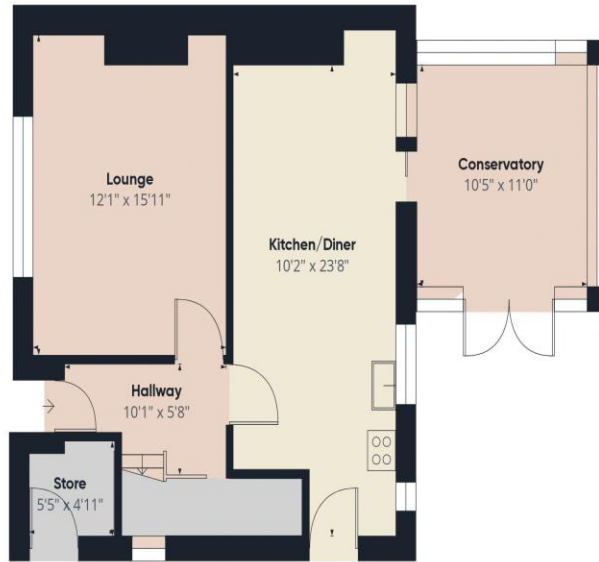
Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for re-mortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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.

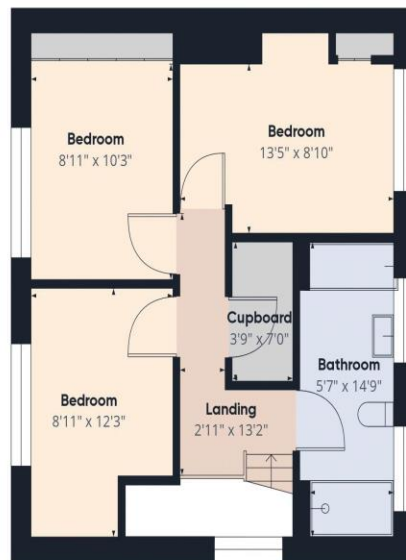






Ground Floor

Approximate total area⁽¹⁾
1172.37 ft²



Floor 1

(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.

GIRAFFE360