



Attractive countryside and fell views

Beautiful lounge, double doors to dining room

Modern bathroom

A lovely, charming home

Stylish kitchen, integrated appliances

Two double bedrooms

Offered for sale with no forward chain is this lovely two double bedroom home. The property has lots to offer including stunning countryside and fell views which provide it with a certain semi-rural feel. The property is however just a few minutes drive to the towns of Whitehaven and Cleator Moor. This is the ideal property for first time buyers or perhaps as a second home or buy to let investment. From the front of the property there are attractive views across the Cumbrian countryside and towards the fells and from the rear there is a picturesque outlook over open fields. There is a vestibule, lounge, separate dining room, modern kitchen, rear hall and bathroom. To the first floor there are two double bedrooms with the master bedroom boasting fitted wardrobes. Externally the property has a good size rear garden which gets the sun throughout the day and backs onto open countryside. Internal viewing is highly recommended.

ACCOMMODATION

Vestibule

The vestibule which is entered through a uPVC door with all frosted glass and frosted top panel has decorative coving, tiled flooring and leads to the lounge.

Lounge

This lovely, charming room has a marble fireplace with cream surround. There is decorative coving, picture rail, ceiling rose and feature wall lights. Each side of the chimney breast there is an alcove, one with fitted cupboards. The room benefits from a single panel radiator and a uPVC double glazed window offering views towards the fells surrounding Ennerdale. Interior double doors open up to the dining room.



Dining room

Another charming room benefiting from feature cupboards and shelving either side of the chimney breast. There is also an under stairs storage cupboard. Decorative coving, picture rail and a double panel radiator below a uPVC double glazed window. Leads to the kitchen and stairs to the first floor landing.



Kitchen

A modern fitted kitchen incorporating a range of cream wall and base units with a complementary worktop. Built-in arch oven, separate gas hob with extractor above. A sink 1.5 with drainer board and mixer tap is set below a uPVC double glazed window. Integrated fridge/freezer, tiled flooring and the kitchen leads to a rear hall.

Rear hall

There is a continuation of the tiled flooring from the kitchen and the rear hallway leads to the bathroom whilst a half-glazed uPVC door leads to the exterior.

Bathroom

This well presented, modern bathroom incorporates a bath with shower above, the control set on an easy maintenance PVC surround, WC and pedestal hand wash basin with mirror above with integrated lighting. Tiled flooring, extractor, ceiling spotlights and a uPVC double glazed frosted window.



First floor landing

The landing has a power point and leads to both bedrooms and the loft.

Bedroom one

This lovely double bedroom boasts two, two-door fitted wardrobes with overhead cabinets either side of the chimney breast. There is a single panel radiator and a uPVC double glazed window enjoying elevated views across the Cumbrian countryside and towards the fells surrounding Ennerdale.

Bedroom two

Another double bedroom benefiting from a two-door built-in cupboard as well as an airing cupboard housing the Worcester combi boiler. There is a single panel radiator and a uPVC double glazed window overlooking the rear garden and open fields beyond.



Exterior

To the rear the property benefits from a yard area which opens up to a well maintained garden. There is a decked area, spacious gravel bed and the garden is fenced around. The garden is backed by open countryside and gets the sun from morning till dusk.

TENURE

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

COUNCIL TAX BAND A

EPC D



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.



