



**Spacious terraced home with front extension**

**Three good size bedrooms**

**Downstairs WC, plus first floor bathroom**

**Ideal for first time buyers couples and families**

**Good size enclosed front and rear gardens**

**Separate utility**

**Quiet residential area**

**Close to local amenities**

This lovely home offers excellent value for money and would be perfect for first time buyers, couples or with its three bedrooms, families. The property is located in a quiet, residential area and has been well maintained by the current owners. A lovely feature of the property is the front extension which has created additional space in the lounge and entrance hall. The property is just a two minute drive to Cleator Moor town centre, with its range of shops, amenities and schools. The property has low maintenance gardens to the front, and a larger garden to the rear which gets the sun throughout much of the day. Both gardens are fenced around. The accommodation briefly comprises, large entrance porch and hall, lounge with open, extended area to the front, ideal for dining table, contemporary modern kitchen. There is also a rear utility and useful downstairs WC. To the first floor, there are three good size bedrooms, and the modern, family bathroom. Externally, to the front the large front garden is fenced around with gated access, and has a large, low maintenance block paved patio, with a play area featuring rubber matting and planted borders. To the rear of the property, is a conservatory with sperate entrance and tiled flooring. The rear patio is fenced around with gated access to the rear. Viewing is essential to appreciate this lovely home.



## ACCOMMODATION

### Entrance hall

The extended entrance hall is entered through a modern composite door, with glazed centre panel and uPVC double glazed full height side window, which provides plenty of natural light. The additional space created by the extension makes great storage for coats and shoes. There is wood effect laminate flooring, and stairs to the first floor. A wooden glazed door leads into the lounge.

### Lounge

The well presented, bright and airy lounge has also benefitted from the front extension, the additional space would make a great dining area, or play area as its currently used. The large bay window provides plenty of natural light into the room and the lounge area is tastefully decorated, with a modern gas fire suite. The lounge benefits from laminate flooring, decorative coving, a TV point, and a modern, vertical column style radiator.

### Kitchen

The modern fitted kitchen incorporates a range of contemporary, wall and base units with complementary worksurfaces and modern, metro style tiled splashbacks. There is a 1.5 stainless steel sink and draining board with mixer tap and a lovely, built in breakfast bar. The kitchen is tastefully decorated, with part tiled walls, grey wood effect laminate flooring, and decorative coving. There is a uPVC double glazed window overlooking the rear conservatory and wall mounted anthracite, column style radiator. The kitchen features a large, understairs storage cupboard and provides access into the rear utility.

### Utility

The useful rear utility room has plumbing for a washing machine and space for a freestanding fridge freezer or tumble dryer, with open shelving above. There is a uPVC door leading out to the rear of the property and provides access to the downstairs WC.

### WC

The downstairs WC has a push button flush toilet, with tiled surround and a pedestal sink with mixer tap and fitted towel rail.



## First floor landing

The landing has neutral décor, loft access and decorative coving to the ceiling, with access into three bedrooms and the family bathroom.

## Master bedroom

Located at the front of the property, the light and spacious master bedroom has tasteful, modern décor, complemented by the grey, wood effect laminate flooring. There is a useful, built in storage cupboard, decorative coving, and a radiator. A uPVC double glazed window overlooks the front garden.

## Bedroom Two

A second good size double bedroom, with modern, laminate flooring, a radiator and a uPVC double glazed window overlooking the rear garden.

## Bedroom three

A generously proportioned third bedroom, benefitting from a built in storage cupboard, a radiator and a uPVC double glazed window overlooking the front garden.

## Family Bathroom

A Contemporary, modern bathroom, with suite briefly comprising, "p" shaped shower bath, with curved glass shower screen, with mixer shower above and mixer tap. There is a modern, high gloss vanity unit, incorporating a hand wash basin, with mixer tap and concealed cistern toilet with mounted flush. The bathroom features a chrome, towel heating radiator, laminate flooring, modern, PVC panelling to the walls, and two uPVC double glazed frosted glass windows.

## Externally

To the front, the large front garden is fenced around with gated access, and has a large, low maintenance block paved patio with a play area with rubber matting and planted borders. To the rear of the property, there is a conservatory, with separate entrance and tiled flooring, the rear patio is fenced around with gated access to the rear.

## TENURE

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

## COUNCIL TAX BAND A

## EPC TBC





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## NOTE

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Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
931.27 ft<sup>2</sup>

(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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