



Offered for sale with no forward chain

Modern kitchen with separate utility room

Walking distance to the town centre

Ideal for first time buyers

Two spacious reception rooms

Three bedrooms

Modern shower room

Brand new combi installed 2024

A lovely, deceptively spacious, traditional, mid-terraced home. Situated in the popular town of Cleator Moor, this three bedroom property is ready to move into and would be an ideal purchase for a first time buyer, couple or family. The property has been recently decorated with new carpet laid in the dining room. The local amenities nearby including a post office, convenience store, hair and nail salons. There are good public transport links which provide excellent access to Whitehaven and with just a short drive you will find yourself on the edge of the Lake District. The accommodation briefly comprises of: bright and airy lounge, spacious dining room, modern kitchen and useful rear utility. To the first floor there are three, well presented, bedrooms and the modern family shower room with vanity unit. The property also boasts a large loft room which is accessed by a pull down ladder. This versatile space has skylight windows, lighting and carpeting. Externally the property has a low maintenance rear yard with gated access, Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

Lounge

A spacious, light and airy, lounge entered through a modern composite door with frosted glass panels and a frosted glass uPVC top light. The lounge has a uPVC double glazed window overlooking the front of the property and enjoying a fell view with a single panel radiator below. With a built in shelving into the alcoves, TV point, decorative coving, wood effect laminate flooring, a secondary single panel radiator and modern spotlights to the ceiling.



Dining room

A versatile second reception room, with a uPVC double glazed window overlooking the rear of the property, a single panel radiator, TV point, large under stairs storage cupboard and open stairs to the first floor. There is new carpeting and provides access into the kitchen.



Kitchen

With a range of cream wall and base units, contrasting work surfaces and matching splashback's. There is a stainless steel sink and drainer unit with mixer tap, built in double electric oven with four ring stainless steel gas burning hob, black glass splashback and integrated extractor hood in place above. With plumbing for dishwasher and access into the rear utility. A uPVC double glazed window and wall mounted electric heater.

Utility

A useful rear utility room with neutral décor and wood effect vinyl flooring, a uPVC double glazed door with frosted glass leading out onto the rear of the property. With a single panel radiator and plumbing for washing machine.

First floor landing

With access into the three bedrooms and the family bathroom, with loft access via a handy pulldown ladder to a carpeted loft room.



Master bedroom

A spacious, light and airy, master bedroom. With neutral décor, spotlights to the ceiling and modern chandelier lighting to the centre. With decorative coving, wood effect laminate flooring, uPVC double glazed window which enjoys a lovely, elevated, countryside and fell view with a single panel radiator below.



Bedroom two

A well presented double bedroom, with built in storage cupboard housing the newly installed combi boiler. With a uPVC double glazed frosted glass window, a single panel radiator with neutral décor and new carpeting.

Bedroom three

A generously proportioned single bedroom, with grey oak effect laminate flooring, a uPVC double glazed window overlooking the rear of the property with a single panel radiator below and decorative coving to the ceiling.

Shower room

A contemporary modern shower room, with suite briefly comprising of: large walk in shower cubicle with modern shower screen, mixer shower with both rainfall and jet showerhead attachments, built in, high gloss, vanity unit offering excellent storage with concealed cistern toilet and a large hand wash basin with mixer tap incorporated, marble effect PVC panels and vinyl wood effect flooring.



Attic room

Accessed via a pull down ladder from the landing, the spacious attic room provides potential for further development. With two skylight windows, storage into the eaves, exposed ceiling beams and carpeted flooring with a ceiling lighting.

Externally

To the rear of the property there is a low maintenance yard with steps and gated access.

TENURE

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

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LOW FEES, LOCAL EXPERTISE

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NOTE

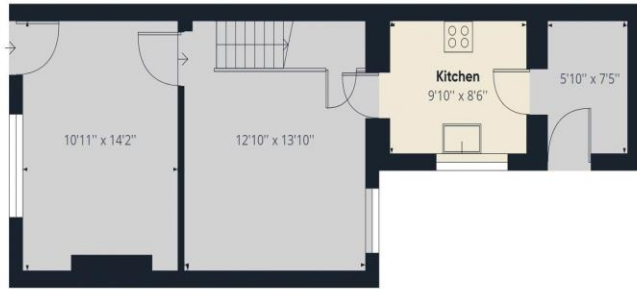
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First Choice Move Ltd. registered in England and Wales Number 0767776 VAT number 118201945
Registered office and postal address:
GATE HOUSE, HALLWOOD ROAD, LILLYHALL, WORKINGTON, CUMBRIA. CA14 4JR

Tel: 01900 837 804 Tel: 01946 413 001 Email: admin@firstchoicemove.co.uk www.firstchoicemove.co.uk



Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1035.32 ft²

Reduced headroom

69.99 ft²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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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