



Offered for sale with no forward chain

Ideal for first time buyers or a buy to let investment

Good transport links to neighbouring towns

First-floor bathroom plus useful downstairs WC

Walking distance to local amenities

Easily converted to a two bed

Private enclosed rear yard

Generously sized bedroom

Offered for sale with no forward chain, is this one-bedroom, traditional terraced property. The property would make a fantastic investment opportunity, or a buy to let property and would also be ideal for first-time buyers. The previous two bedrooms have been opened up to create one large master bedroom, but could easily be separated if required. The property is conveniently located just a short walk from the local amenities of Cleator Moor. The area provides easy access to Whitehaven Sellafield and the western lake district. The accommodation briefly comprises of a light and airy lounge and contemporary kitchen. The real hall provides access to a useful downstairs WC. To the first floor, the large master bedroom provides access into a good-sized bathroom. Externally, the property benefits from an enclosed rear yard, with additional heights to the retaining wall, providing privacy. Viewing is highly recommended.

ACCOMMODATION

Lounge

The light and airy lounge features neutral décor, with decorative coving and feature wall. There is a freestanding electric fire, a radiator and a uPVC double glazed window overlooking the front of the property. Provides access into the kitchen.



Kitchen

The contemporary kitchen has a range of grey wall and base units, with contrasting work surfaces and tiled splash backs. There is space for a freestanding cooker and an undercounter fridge, which can be included in the sale. A stainless steel sink and draining unit is sat below a uPVC double glazed window, overlooking the rear of the property, with plumbing for washing machine below. The kitchen features an open under stairs area and a built-in storage cupboard. There is a radiator and grey oak effect vinyl flooring. From here there is access to the rear hall and open stairs to the first floor.

Rear hall

Here you will find a uPVC double glazed door with frosted glass leading out onto the rear yard and access into the downstairs WC.



Downstairs WC

A useful downstairs WC. There is a toilet and sink, with tiled splash back, a radiator and a frosted glass window.

First-floor landing

The first floor landing provides access into the bedroom.

Bedroom

The generously proportioned bedroom, which was previously two rooms, however if two bedrooms are required, the room could easily be split with partition walling. There is loft access to the ceiling and access into the bathroom, A uPVC double glazed window overlooks the front of the property, with a radiator below and there are TV connections.



Bathroom

A good-sized bathroom, with suite briefly comprising, bath with mixer tap, wall mounted shower attachment and glass shower screen. There is a toilet and pedestal sink with tiled splash back. The bathroom has an extractor fan, part tiled walls, wood effect vinyl flooring, a radiator a uPVC double glazed frosted glass window and a built-in storage cupboard which houses the recently installed combi boiler.



Externally

To the rear of the property is a good size rear yard which catches the sun throughout the day. The wall to the rear of the property has been extended in height to create a lovely private space.

TENURE

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

COUNCIL TAX BAND A

EPC TBC

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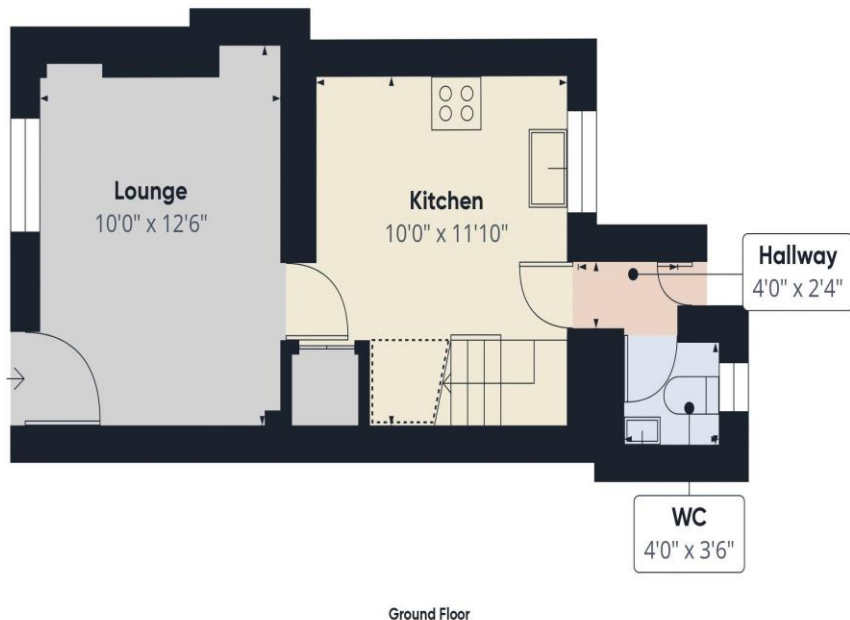
MORTGAGES

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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.





Ground Floor

Approximate total area⁽¹⁾
487.82 ft²
Reduced headroom
12.27 ft²



Floor 1

(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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