



Offered for sale with no forward chain

Ideal for first time buyers, couples or families

Good sized kitchen

Modern family bathroom

Boasts a garage providing off-street parking

Deceptively spacious end terraced property

Bright and airy lounge diner

Three large double bedrooms

Spectacular views towards the fells

Low maintenance rear yard

Offered for sale with no forward chain is this spacious three bedroomed property. Located in the popular town of Cleator Moor, this lovely home would be ideal for first time buyers, couples, or with its three bedrooms, would suit a family. The towns of Whitehaven and Egremont, with their wide range of amenities are just a short drive away. The property boasts spectacular, uninterrupted fell views to the rear, giving a rural feel, while benefitting from close proximity to shops and amenities, giving the best of both worlds. The property benefits from a garage, providing off-street parking or simply to be used for storage. Step inside the property and the vestibule leads to the spacious lounge diner, with dual aspect windows, flooding the room with natural light. From here you can access the good size kitchen, which in turn leads to the rear of the property. To the first floor, there are two good sized double bedrooms, both boasting fabulous view and the modern, family bathroom with four piece suite. To the second floor, the third, large bedroom would make a great master bedroom, and benefits from under eaves storage and a skylight. To fully appreciate all this property has to offer and the spectacular views, call the office today to arrange a viewing.

ACCOMMODATION

Entrance vestibule

Entered through a uPVC double glazed door, the entrance vestibule leads to the lounge, via a wooden glazed door.

Lounge diner

The spacious lounge diner, boasts dual aspect uPVC double glazed windows, which flood the whole space with natural light. To the lounge area, the window overlooks the front of the property and has a radiator in place below. There is a gas fire, set on a cream hearth, with matching insert and surround, with connections to house a flatscreen TV above. There are ceiling spotlights and a door to the first floor landing. The lounge is open to the dining area.



Dining area

Here you will find a log burning stove, set on a stone hearth, with wooden mantle above. The uPVC double glazed window has a delightful view of the countryside, with the fells visible in the distance. The room benefits from a radiator and ceiling spotlights.



Kitchen

The kitchen features a range of cream wall and base units with contrasting wood effect work surfaces and tiled splash backs. There is a range of integrated appliances, including a dishwasher, an undercounter fridge and a stainless steel oven, with five ring gas burning hob above and matching extractor canopy. There is plenty of space to house a freestanding fridge freezer and the kitchen benefits from ceiling spotlights, tiled flooring and a large, under stairs storage cupboard. A uPVC double glazed door with frosted glass panel leads out onto the rear of the property.

First floor landing

The spacious landing provides access to two double bedrooms, the family bathroom and there are stairs to the second floor.

Bedroom one

The bright and airy bedroom has two uPVC double glazed windows, both with fabulous views of rolling countryside. One of the windows even has a view towards the fells. There are TV connections and a radiator.

Bedroom two

The second double bedroom also has a spectacular view to the rear of the property, overlooking the rolling countryside with the fells visible in the distance. The room benefits from a radiator.



Loft room

Stairs lead to the large, loft room with wooden balustrades. This room features exposed ceiling beams and a uPVC double glazed, skylight window. There is a radiator and plenty of storage, from the under eaves storage cupboard.

Garage

The garage has an up and over door. There is a window looking out to the side of the property and pedestrian access to the rear yard. The garage also houses the combi boiler.

Exterior

To the front of the property there is gated access to a garage, providing off-street parking. From here, the path leads around the side of the property, where you will find a lawned area, with mature trees to the border. To the rear of the property, there is a patio area perfect for sitting out and enjoying the spectacular fell views. The patio area is walled around with mature shrubs and plants surrounding. The patio is the perfect place for an evening glass of wine or a morning coffee.

TENURE

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

COUNCIL TAX BAND A

EPC F



LOW FEES, LOCAL EXPERTISE

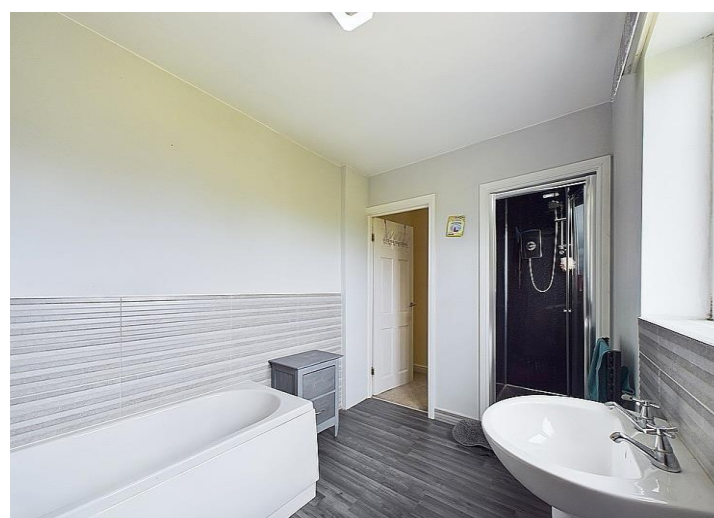
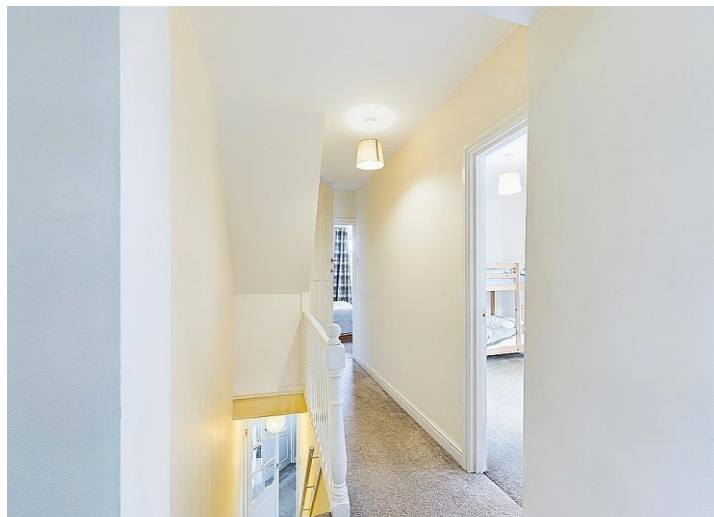
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MORTGAGES

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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.





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Vestibule
3'0" x 2'7"

Ground Floor



Floor 1

Approximate total area⁽¹⁾

1101.04 ft²

Reduced headroom

42.73 ft²



Floor 2

(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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