

# **Dalzell Street** Moor Row, CA24 3JP

£84,950



Offered for sale with no forward chain

Well presented throughout

Good sized kitchen

Ideal for first time buyers

Low maintenance rear yard

Deceptively spacious terraced home

Large, open plan lounge diner

Very spacious bathroom

Two spacious double bedrooms

Popular village with easy access to neighbouring towns

Nestled in the quiet village of Moor Row, is this traditional terraced home. Moor row has long been a desirable place to live with easy access to nearby towns including Whitehaven and Egremont. The village has a popular school and a garage with convenience store is just a few minutes' drive away. The village is just a short drive to the picturesque Cumbrian coastline and the Western lakes and surrounding fells are also within easy reach. The property would be an ideal home for first time buyers, couples or perhaps a buy to let investor looking to expand their portfolio. Step inside the property and you will find yourself in the spacious dual aspect, open plan lounge diner. There is a good sized kitchen, with a door leading to the rear yard and the family bathroom is located on the ground floor. To the first floor there are two large, double bedrooms, one boasting a lovely, open fireplace. Externally the property has a low maintenance rear yard, with gated access.

## **ACCOMMODATION**

## Open plan lounge diner

Entered through a uPVC double glazed door with frosted, patterned glass panels. The lounge diner has been opened up to create a fantastic space. There is neutral, modern décor, complemented by wood effect flooring. Central to the room, there are stairs to the first floor and beneath is a useful, under stair storage cupboard. The room benefits from two large radiators and dual aspect uPVC double glazed windows, flood the room with natural light. There is a modern electric fire to the chimney breast and the lounge provides access to the kitchen.

### Kitchen

The kitchen features a range of white, high gloss wall and base units, with contrasting black work surfaces and tiled splash backs. There is a black, composite 1.5 sink and mixer tap, set below a large, uPVC double glaze window that overlooks the rear yard. The kitchen features an integrated fridge freezer and an integrated washing machine. There is a stainless steel oven, with black glass hob above and stainless steel extractor canopy. The kitchen also features a handy wine rack. There is a radiator and space to house a freestanding fridge freezer if desired. Here you will find the combi boiler and the kitchen provides access to the bathroom and the rear yard, via a uPVC door with frosted glass.

### **Bathroom**

The spacious bathroom has a large P-shaped bath with mixer tap and shower attachment, with glass screen. There is a modern, pedestal sink with mixer tap and a toilet. There is plenty of light provided by the uPVC frosted glass window and the bathroom features not only a radiator, but a chrome towel heating rail. The bathroom benefits from an extractor fan part tiled walls and tiled flooring.

## First floor landing

The first floor landing provides access to both double bedrooms.







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

### **Bedroom one**

Located at the front of the property, the large bedroom has a uPVC double glazed window overlooking the front of the property, a radiator and a lovely, feature open fireplace.

#### Bedroom two

The second double bedroom is located at the rear of the property and has a large, useful built in cupboard with clothes rail and loft access. There is radiator and a uPVC double glazed window overlooking the rear of the property and over onto the greenery beyond.

## **Exterior**

To the rear there is a low maintenance yard, laid with gravel and paving slabs, with gated access to the rear.

#### **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.







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

#### **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.







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