



Enjoys an attractive outlook both front and rear

Lovely, very stylish lounge with double doors

Benefits from a modern bathroom suite

Tastefully decorated and ready to move into

Offers excellent value for money

Boasts a sun trap garden at the rear

Eye-catching kitchen with quartz worktops

Features two spacious double bedrooms

Short drive to both Whitehaven and Workington

Perfect for a first-time buyer or couple

If you are looking for your first home, then look no further. This lovely two bedroom home offers excellent value for money. Located on a row of traditional terraced properties in a sought-after area. Houses along this row do not tend to be on the market long due to their highly convenient location. Both the towns of Whitehaven and Cleator Moor are just a two minute drive away. Whilst it may be a traditional property, there is nothing traditional about the décor, which is stylish and modern, you could move straight in and put your feet up. You will notice the modern front door, which leads through to a beautiful lounge which feels light and airy, has ceiling spotlights and double doors that open up to the kitchen. The kitchen also has plenty of style and even boasts a quartz worktop. Beyond the kitchen, there is a rear hall which leads to a stylish bathroom suite. The stairs, which lead up to the first floor have built-in lighting and chrome spindles, which add to the style of the property. Both bedrooms are good size doubles. One enjoys an attractive outlook to the front and one over the rear garden and countryside beyond. One fabulous feature of this property is the garden located at the rear. The garden is backed by open countryside, making it a pleasant place in which to sit and relax. The garden also gets the sun throughout most of the day. We expect interest in this property to be very high, so to avoid disappointment please get in touch at your earliest convenience to arrange a viewing.

ACCOMMODATION

Lounge

Step through the stylish composite door and you'll find yourself in the rather eye-catching lounge. Two rows of ceiling spotlights run the length of the room, and two lights are independently controlled and are positioned either side of the chimney breast. On the chimney, you will find connections to house a flatscreen TV, with the cabling discreetly hidden within the wall. The room has USB charging points, a radiator and a uPVC double glazed window, which looks out to the front. Another lovely feature is the glazed double doors that open up to the kitchen.



Kitchen

A stylish kitchen incorporating a range of grey wall and base units, with a complementary, solid quartz worktop, with matching up stands. There is a built-in electric Neff oven, with a separate induction hob, quartz splash back and an extractor in place above. The kitchen also boasts a Neff integrated microwave and there is also an integrated fridge freezer. An eye-catching feature of the kitchen is the easy access pull-out drawers, that can be found in the corner cupboards. A 1.5 composite sink 1.5 with drainer board and mixer tap, is set below a uPVC double glazed window that looks out onto the garden. There is modern flooring, a radiator and two rows of ceiling spotlights. The kitchen leads to a rear hall and stylish stairs with steel spindles and lighting up the stairs, leads to the first floor.



Rear hall

The rear hall benefits from a large cupboard which provides useful storage. There is a door to the bathroom, whilst a half glazed uPVC door leads out to the exterior.

Bathroom

The bathroom incorporates a spa bath with mixer tap, glass screen and shower above. There is a pushbutton toilet, with a useful cupboard set within the unit. The bathroom also has a pedestal hand wash basin with mixer tap, a heated towel rail and ceiling spotlight. Both the walls and ceiling have easy clean PVC panels and a large, uPVC double glazed frosted window allows in plenty of light.



First floor landing

The landing has spotlights and leads to both bedrooms and the loft.

Bedroom one

A spacious double bedroom, benefiting from built-in wardrobes and a built-in cupboard, which discreetly houses the Worcester boiler. The room has a radiator and two uPVC double glazed windows that enjoy a pleasant outlook across the Cumbrian countryside.

Bedroom two

A second generously sized room with a radiator and a uPVC double glazed window overlooking the garden at the rear and countryside beyond.

Exterior

At the rear of the property there is a sun trap garden with a central path and bedding areas located inside. At the rear of the garden, there is a brick built outbuilding which provides excellent storage and could be used as a summerhouse if desired.

TENURE

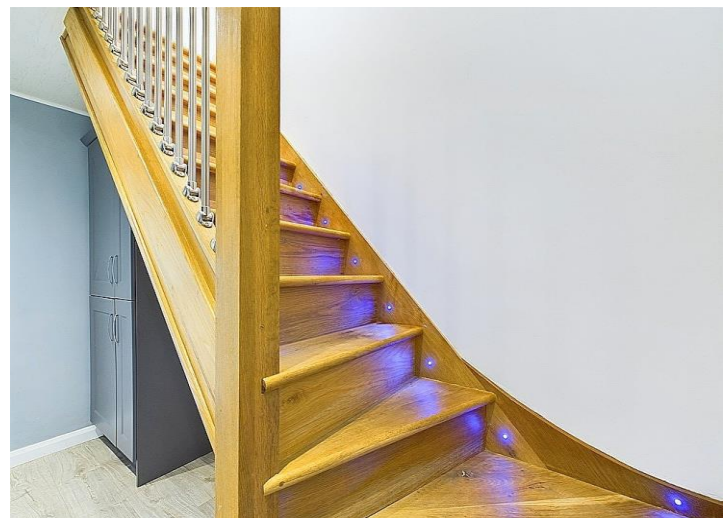
We have been informed by the vendor that the property is freehold.

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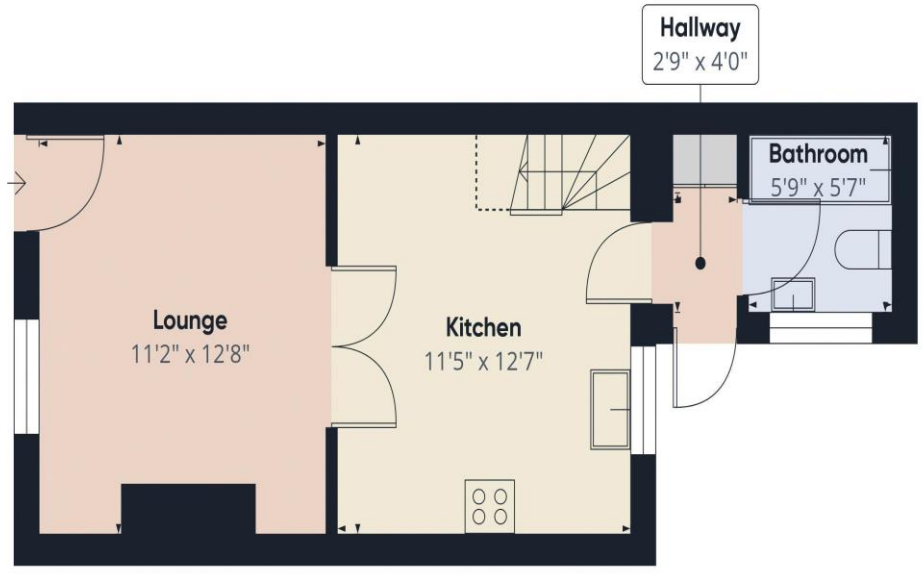
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NOTE

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



Floor 1

Approximate total area⁽¹⁾

597.29 ft²

Reduced headroom

6.89 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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