



**Deceptively spacious home set over three floors**

**Lovingly maintained kitchen and bathroom, in excellent condition**

**Highly versatile loft room**

**Set in a popular village location**

**Ideal for first-time buyers or a couple**

**Stylish and spacious open plan lounge and diner**

**Two spacious double bedrooms**

**Large yard to the rear, plenty of space to sit out**

**Offers excellent value for money**

**Minute's drive to the A595**

If you're ready to get on the property ladder, or perhaps need something a little larger but want value for money then look no further. This lovely home has been meticulously maintained by the current owner and is set over three floors. Located in the quiet and popular village of Moor row, the location is certainly convenient. Within a minute's drive you will find yourself on the A595, where there is easy access to the nearby towns of Whitehaven, and Egremont which are just a few minutes drive away. Also, just two minutes from the property is a garage with a well-stocked convenience store. The village itself has a school, Moor Row community primary School. This property would both suit a first-time buyer, couple or family, it may also be a choice for those looking to downsize. Step inside the property and you will enter the hallway, which is tastefully decorated and has original corbels. The hallway leads to the very spacious open plan lounge and diner which is certainly the heart of this home. Beyond this room you will find the well-maintained kitchen leading to a rear hall/utility, this in turn provides access to the well-maintained bathroom. Heading up to the first floor the original doors provide access to both double bedrooms. The master bedroom is certainly very spacious and the second bedroom boasts fitted wardrobe's providing plenty of storage. Off the landing there are stairs leading up to a versatile loft room. This would make an excellent games room, playroom or make an ideal home office. To the rear there is a large yard which like the interior of the property has been well-maintained, with block paving. To view this lovely home, and the value for money it offers please get in touch to arrange a viewing.



## ACCOMMODATION

### Hallway

This lovely hallway is entered by a uPVC door, a large oval glass panel, there is a top panel which allows plenty of natural light. The hallway has a feature arch with core walls, stylish flooring and a radiator. Providing access to the Open Plan lounge, diner and the stairs lead to the first floor landing.

### Lounge/diner

This lovely room being almost 26 foot long, there is plenty of space for living room furniture to one side and a large dining table and chair set to the other. There is a coal effect gas fire, set on a marble hearth with matching marble insert, with a contrasting wood surround. The room benefits from decorative coving and is tastefully decorated throughout. Two radiators provide plenty of warmth and there are windows located either end of the room which provide plenty of natural light. Provides access to the kitchen.

### Kitchen

This well-maintained kitchen incorporates a range of white wall and base units, a contrasting granite effect worktop and tile splashback. The kitchen has a built-in electric oven, a separate gas hob, with a stainless steel/curved glass extractor canopy above. A sink with drainer board, mixer tap is set below a large uPVC double glazed window. There is an under stairs storage cupboard, benefiting from an integrated fridge freezer, radiator. The kitchen provides access to a rear hall/utility.

### Rear hall/utility

Here we will find plumbing for a washing machine, below a handy work surface. The utility has tiled flooring, providing access to the bathroom. There is a fully glazed uPVC door leading out to the exterior.

### Bathroom

The bathroom has clearly been maintained and is in excellent condition. There is a bath with mixer tap, glass screen and shower above. The Bathroom also has a toilet, pedestal hand wash basin, benefiting from a chrome heated towel rail. There are partially tiled walls, tile flooring and a uPVC double glazed frosted window allowing natural light whilst maintaining privacy.





### **First floor landing**

A spacious landing benefits from a useful under stairs storage cupboard, radiator, and a uPVC double glazed window. There is a nice feature, the original doors provide access to both bedrooms and up to the loft room.

### **Bedroom one**

The spacious double bedroom is tastefully decorated and has a radiator, and a uPVC double glazed window to the front.

### **Bedroom two**

A second spacious double bedroom, benefitting from fitted wardrobes, with overhead cabinets, this provides fantastic storage. There is also a radiator, and a uPVC double glazed window.

### **Loft room**

This spacious loft room makes an excellent home office, games room, or playroom. It could even be used as a dressing room if desired. The room has exposed beams, and the curvature of the chimney breast is visible and creates an attractive feature. There is storage under either side, which is handy for items such as suitcases or Christmas trees. The room benefits from a radiator, and there is lots of natural light provided by the two large skylights.

### **Exterior**

To the rear of the property there is a very spacious yard which is blocked paved, this provides plenty of space for garden furniture, which makes this an ideal place to sit out and relax. At the end of the yard there is gated access, and an outbuilding which provides handy storage.

### **TENURE**

We have been informed by the vendor the property is freehold

### **COUNCIL TAX BAND A**

### **EPC TBC**





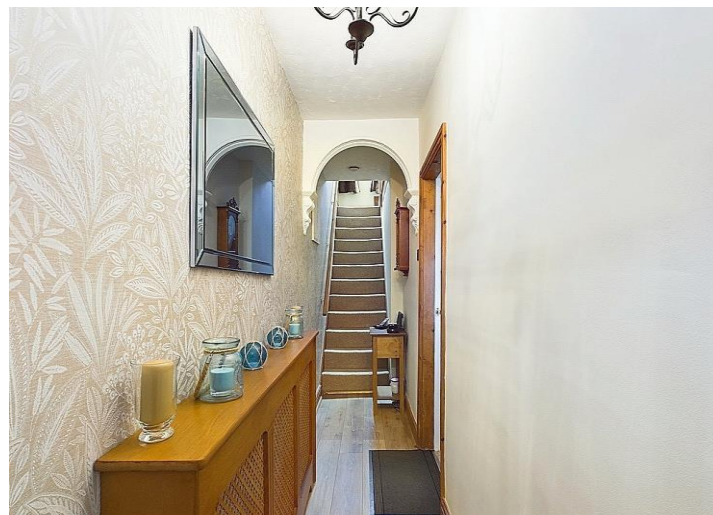
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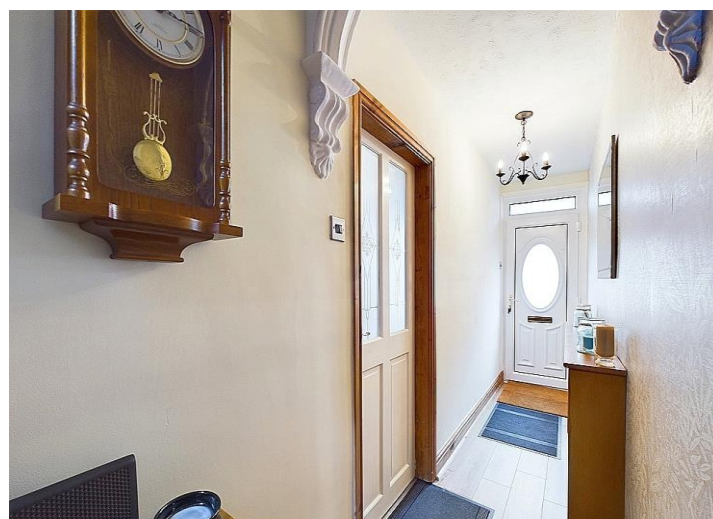
## MORTGAGES

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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.



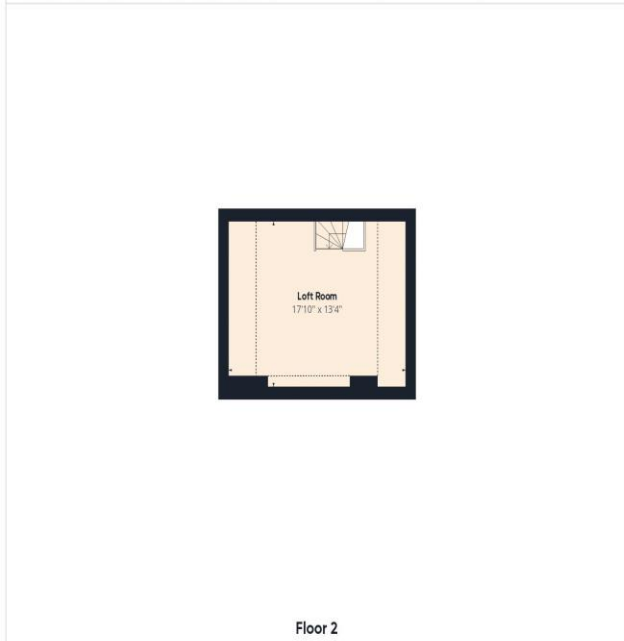
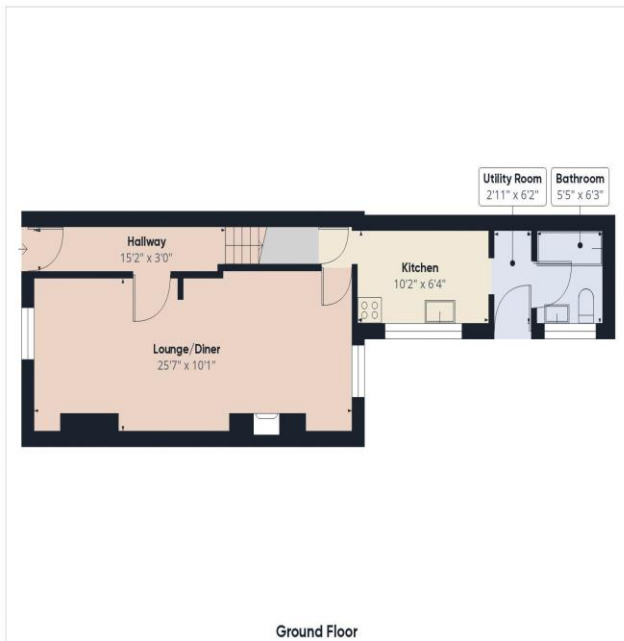




First Choice Move Ltd. registered in England and Wales Number 0767776 VAT number 118201945  
Registered office and postal address:  
GATE HOUSE, HALLWOOD ROAD, LILLYHALL, WORKINGTON, CUMBRIA. CA14 4JR

Tel: 01900 837 804 Tel: 01946 413 001 Email: [admin@firstchoicemove.co.uk](mailto:admin@firstchoicemove.co.uk) [www.firstchoicemove.co.uk](http://www.firstchoicemove.co.uk)





Approximate total area<sup>(1)</sup>  
968.97 ft<sup>2</sup>  
Reduced headroom  
74.06 ft<sup>2</sup>

(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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