



**Good size driveway and garage with electric door**

**Three well presented and well proportioned bedrooms**

**Popular modern estate on the outskirts of Cleator Moor**

**Good transport links to neighbouring towns of Whitehaven and Egremont**

**Modern detached three bedroom family home**

**Stylish, open plan kitchen diner with patio doors to the garden**

**Contemporary family bathroom, master ensuite and ground floor WC**

**Walking distance to the town centre and local amenities**

Situated within a quiet, popular modern estate on the outskirts of the town of Cleator Moor, is this lovely, three bedroom detached property. This fantastic family home boasts off-road parking, with a large driveway, a garage with electric door. The location offers a lovely quiet area, with the amenities of the town centre within walking distance. There are also good transport links to the neighbouring towns of Whitehaven, Egremont and the picturesque Western Lake District is also within easy reach. Walking into the entrance hall through the modern composite door, there is access into a light and airy lounge, stylish modern open plan kitchen diner with patio doors out onto the garden and a useful downstairs WC. To the first floor, are three well presented and well proportioned bedrooms, with the master bedroom boasting a contemporary, modern ensuite shower room. The modern family bathroom is also conveniently located by the bedrooms. Externally, the property has well maintained open garden to the front, with mature trees and a good size driveway, providing ample off-road parking and leading to the garage. To the rear of the property is a lovely, low maintenance patio style rear garden with gravelled borders and mature trees, with gated access either side leading to the front of the property. Tastefully decorated throughout, this lovely detached home makes an ideal purchase for couples and families alike. Viewing is highly recommended to appreciate the location and accommodation on offer.

## ACCOMMODATION

### Entrance hall

Entered through a modern composite door with frosted patterned glass and uPVC double glazed side window. The entrance hall has wooden flooring and a radiator. Provides access into the lounge, kitchen, WC and there are stairs to the first floor landing.



### Lounge

A bright and spacious lounge with tasteful modern décor. There is a contemporary fire suite with electric fire, hearth and mantle, two uPVC double glazed windows look out over the front garden providing plenty of natural light with a radiator below. There is decorative coving, TV connections and a radiator to the rear of the room.

### Kitchen

A stylish, modern kitchen diner. To the kitchen area, is a range of sleek black, wall and base units, with contrasting wood effect work surfaces and marble effect metro style tiled splash backs. The kitchen has a double, built-in electric oven, separate stainless steel gas hob with stainless steel and glass extractor hood above. There is a ceramic, Belfast style sink with mixer tap, an integrated dishwasher and washing machine, with housing for an American-style fridge freezer. The kitchen also features a useful, built-in cupboard and a uPVC double glazed window overlooking the rear garden. To the dining area, there is ample space for table and chairs, a radiator and uPVC double glazed patio doors which lead out onto the rear garden. The whole space benefits from modern, mosaic effect flooring.

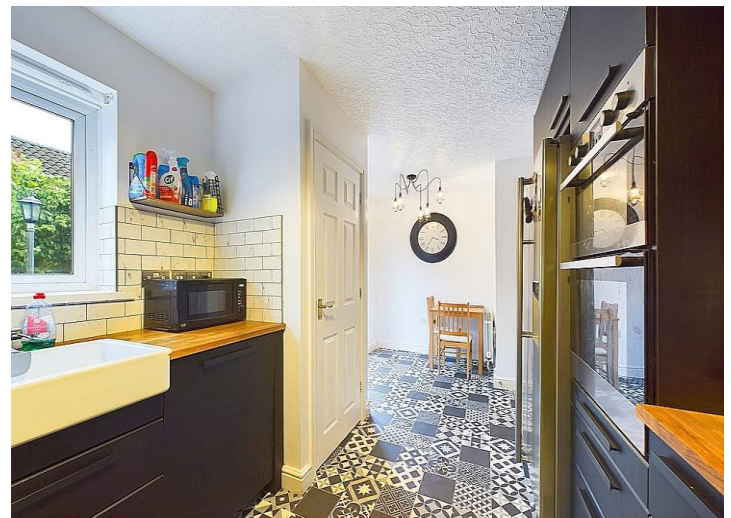


### First floor landing

The first floor landing has a useful built-in storage cupboard and provides access into three bedrooms, the family bathroom and the loft.

### Master bedroom

The well presented, light and airy master bedroom has a uPVC double glazed window which overlooks the front of the property, and a radiator. Provides access into the master ensuite.



### Master ensuite

The contemporary, modern ensuite shower room has PVC boarded walls, a walk in shower cubicle, with mixer shower, a toilet and pedestal sink with mixer tap. There is a radiator, a wall mounted, mirrored cabinet, ceiling spotlights, an extractor fan and a uPVC double glazed window with frosted glass.

### Bedroom two

A second, well presented good size double bedroom. There is a radiator and a uPVC double glazed window which overlooks the rear garden.

### Bedroom three

Currently used as a home office space, the third bedroom could easily accommodate a single bed, with a uPVC double glazed window which overlooks the rear of the property, a radiator, neutral, modern décor and wood effect flooring.



### Family bathroom

A contemporary, modern family bathroom with suite briefly comprising of a bath with ornate mixer tap with mounted handheld shower attachment. There is a pedestal sink, a toilet, stylish part tiled walls, an extractor fan, a retro style towel heating radiator and a uPVC double glazed frosted glass window.

### Externally

To the front of the property, there is a well maintained front garden with mature trees offering a sense of privacy. The driveway leads to the garage with electric roller door and internal lighting. To the rear of the property, there is a pleasant, low maintenance patio style rear garden with gravelled borders and mature trees with gated access to the sides.



### TENURE

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

### COUNCIL TAX BAND D

### EPC D



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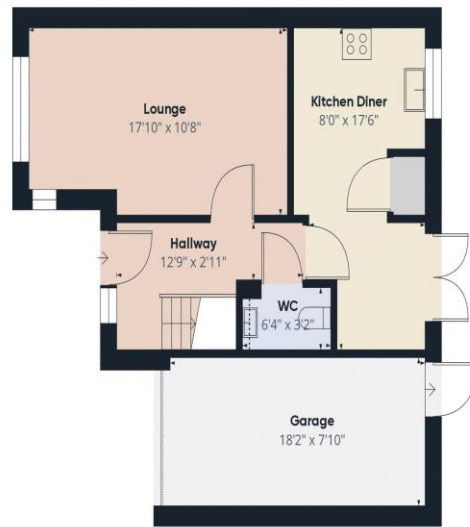


## NOTE

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.







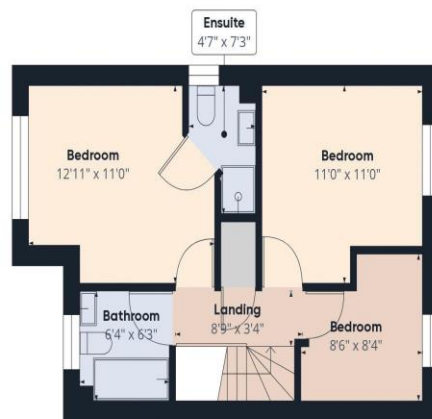
Ground Floor

Approximate total area<sup>(1)</sup>

971.87 ft<sup>2</sup>

Reduced headroom

1.29 ft<sup>2</sup>



Floor 1

(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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