



**The property is offered for sale with no forward chain**

**Would make a great holiday home close to the western lakes district**

**Tastefully decorated throughout and ready to move into**

**Family bathroom is located on the ground floor**

**Communal car park to the rear**

**Ideal home for first time buyers, couples or perhaps a buy to let investor**

**Deceptively spacious terraced property in popular village**

**Spacious, open plan living concept**

**Two generously proportioned double bedrooms**

**Close to the quieter western lakes and fells**

Nestled in the charming village of Cleator, this deceptively spacious terraced property is a hidden gem waiting to be discovered. Ideal for first-time buyers, couples, or savvy buy-to-let investors, this home is conveniently located just a short ten-minute drive from the bustling towns of Whitehaven and Egremont.

For nature enthusiasts, Ennerdale Water and picturesque fells like Dent Fell are within easy reach, offering endless opportunities for outdoor adventures.

Step inside to discover a tastefully decorated interior, thoughtfully designed to create a cosy and inviting atmosphere. The open-plan layout on the ground floor seamlessly connects the living area with a kitchen boasting ample space for a dining table and chairs. The family bathroom, conveniently situated off the rear hall, adds a practical touch to the layout.

Ascend the stairs to find two generously sized bedrooms, each exuding a sense of comfort and tranquillity.

Outside, a large communal car park at the rear of the property ensures hassle-free parking on a first-come, first-serve basis, making coming home a breeze.

Embrace the allure of village life while having the convenience of nearby towns and natural wonders at your fingertips, making this property a true haven for those seeking a perfect blend of comfort, convenience, and charm.





## **Selling with First Choice Move**

First Choice Move began in 2010 from humble beginnings—from a kitchen table in Egremont. Built on family values, hard work, and a passion for property, we have grown to become the largest estate agency in West Cumbria. As a family-run business, we believe in combining traditional estate agency values with the very latest marketing techniques to ensure every property gets maximum exposure. From high-quality photography, 3D tours, drone photography, videos and professional floorplans to online advertising and social media campaigns, we use a tailored approach to attract the right buyers. Our commitment to excellence has earned us multiple national, industry-recognised awards, a testament to our dedication to delivering outstanding service and results. We are more than just an estate agency—we're a trusted partner for buyers and sellers across West Cumbria, combining innovation with personal service to help you move with confidence.

## **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.







Ground Floor



Floor 1



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

520.66 ft<sup>2</sup>

Reduced headroom

5.92 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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