



Sold with no forward chain

Modern kitchen and bathroom

Good size rear yard

Well presented lounge/diner

Two well presented bedrooms

Views towards the Cumbrian fells



Offered to sell with no forward chain is this two bedroom terraced home which offers good value for money and should attract first-time buyers and couples. The property is located in the quiet village of Moor Row which offers excellent transport links to the nearby towns of Whitehaven and Egremont. The property is tastefully decorated throughout and is ready to move into. There is a vestibule, lounge/diner, fitted kitchen, rear hallway and bathroom. To the first floor there are two well presented bedrooms with one boasting built-in wardrobes. Externally the property benefits from a yard with gated access.

ACCOMMODATION

Vestibule 2' 8" x 2' 5" (0.81m x 0.74m)

Enter through a uPVC door with frosted glass and frosted top panel there is a dado rail and the vestibule leads to the open plan lounge/diner.

Lounge/diner 20' 6" x 10' 8" (6.24m x 3.25m)

The centrepiece of this spacious, light and airy room is a coal effect gas fire set on a marble hearth with matching marble inset and marble surround. Either side of the chimney breast there are feature wall lights and wainscoting. Dado rail, double panel radiator and two uPVC double glazed windows open to the front and one the rear. Leads to the kitchen and there are the stairs to the first floor landing.



Kitchen 14' 7" x 5' 9" (4.44m x 1.75m)

This well presented kitchen incorporates a range of wall and base units with a complementary worktop and tiled splashbacks. Stainless steel sink with drainer board and mixer tap. Wine rack, tiled flooring, single panel radiator and a uPVC double glazed window. Leads to a rear hall.

Rear hall 6' 0" x 2' 6" (1.83m x 0.76m)

There is a continuation of the tiled flooring and the cupboard which houses the Worcester boiler. The rear hallway leads to the bathroom whilst a uPVC door leads out to the exterior.

Bathroom 6' 7" x 6' 1" (2.01m x 1.85m)

Good-sized bathroom incorporates a bath with glass screen and shower above. WC and pedestal hand wash basin with mixer tap. Tiled flooring, part tiled walls, single panel radiator and a uPVC double glazed frosted window.



First floor landing

The landing leads to two bedrooms and the loft.

Bedroom one 9' 8" x 7' 7" (2.94m x 2.31m)

Well presented bedroom with decorative coving, laminate flooring, single panel radiator and a uPVC double glazed window enjoying attractive views of the Cumbrian fells.

Bedroom two 10' 7" x 7' 10" (3.22m x 2.39m)

This bedroom boasts a two door fitted wardrobe, decorative coving, laminate flooring, single panel radiator and a uPVC double glazed window.

Exterior

To the rear the property has a good size yard which benefits from an outside tap.



TENURE:

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

LOW FEES, LOCAL EXPERTISE

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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.



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