



Sold with no forward chain

Open plan lounge/diner

Bathroom and separate en suite

Mezzanine floor to the third bedroom

Well presented and stylish throughout

Lovely kitchen, integrated appliances

Three tastefully decorated bedrooms

Generously sized and attractive garden

This lovely three bedroom home offers excellent value for money and also benefits from being sold with no forward chain. This is certainly not your average terraced property as it boasts a garden, mezzanine floor to the third bedroom and one of the bedrooms also has an en suite. The property is located just a short walk to Cleator Moor town centre with its range of shops and local amenities. Offering great value for money the property will certainly catch the eye of first-time buyers, couples or families who want something a little bit different and ready to move into. The property has an open plan lounge diner, modern kitchen with integrated appliances, rear hall/utility and the bathroom. To the first floor there are three bedrooms one with fitted wardrobes, one with an en suite and one with ladders leading up to a mezzanine floor. Not only does the property have so much to offer inside but outside there is also a generously sized garden which has been well maintained and benefits from catching the sun throughout the day. To fully appreciate what a fantastic home this is and good value for money we highly recommend you contact the office to arrange a viewing.

ACCOMMODATION

Lounge/diner 20' 8" x 11' 4" (6.29m x 3.45m)

This lovely open plan room is entered through a uPVC door with frosted glass and frosted top panel. There is a stylish coal effect gas fire set on a granite hearth with matching granite inset and wood surround. Sunken ceiling spotlights, laminate flooring, two double panel radiators and two uPVC double glazed windows providing plenty of natural light. The room benefits from a TV point, phone point and satellite point. Leads to the kitchen and stairs to the first floor landing.

Kitchen 16' 2" x 7' 1" (4.92m x 2.16m)

This fabulous kitchen incorporates a range of wall and base units with a complementary granite effect worktop with matching breakfast bar. Built-in electric oven and grill, separate electric hob with a stainless steel extractor above. Integrated fridge freezer, laminate flooring and there is a stainless steel sink with drainer board and mixer tap. Decorative coving, sunken ceiling spotlights, single panel radiator, uPVC double glazed window and a skylight. The kitchen houses the Worcester combi boiler. Provides access to a rear hall/utility and rear porch.

Rear porch 6' 7" x 3' 7" (2.01m x 1.09m)

Power points, tiled flooring and a uPVC door which leads out to the garden.

Rear hall/utility 6' 6" x 1' 8" (1.98m x 0.51m)

A good storage area with power points and plumbing for a washing machine and vented for a tumble dryer. Leads to the bathroom.

Bathroom 6' 6" x 5' 4" (1.98m x 1.62m)

This stylish bathroom includes a bath with body jets, mixer tap, pull out shower and tiled splashbacks. There is a wall hung wash basin with mixer tap and tiled splashback. WC, laminate flooring, single panel radiator, extractor and a uPVC double glazed frosted window.

First floor landing

Sunken ceiling spotlights, laminate flooring, provides access to three bedrooms and there is a useful storage cupboard.

Bedroom one 10' 8" x 10' 1" (3.25m x 3.07m)

This well presented bedroom boasts a three door fitted wardrobe. Sunken ceiling spotlights, laminate flooring, single panel radiator and a uPVC double glazed window.

Bedroom two 8' 5" x 8' 0" (2.56m x 2.44m)

This tastefully decorated bedroom boasts exposed ceiling beams, sunken ceiling spotlights, laminate flooring, TV point, single panel radiator and a uPVC double glazed window. Leads to an en suite.



En suite 6' 8" x 2' 3" (2.03m x 0.69m)

There is a shower cubicle, WC and wash basin with mixer tap. Exposed ceiling beams, extractor, ceiling spotlights, single panel radiator and a skylight.

Bedroom three 9' 5" x 5' 6" (2.87m x 1.68m)

This area of the bedroom has step ladders which lead up to a mezzanine flooring. This area could be used as a play area or dressing room if desired there are sunken ceiling spotlights, laminate flooring, double panel radiator and a uPVC double glazed window.

Mezzanine floor 12' 0" x 11' 3" (3.65m x 3.43m)

Laminate flooring, wall mounted lighting, TV point, under eaves storage cupboards, expose ceiling beams and a skylight.



Exterior

This property really does have so much to offer as there is also a generously sized garden with an area of lawn, decked area, patio, gravel paths, greenhouse and a shed. There are mature trees attracting wildlife and the garden is fenced around.

TENURE:

We have been informed by the vendor the property is freehold

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NOTE

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