



**Offered for sale with no forward chain**

**Two double bedrooms with built in wardrobes**

**Low maintenance gardens to the front and rear**

**Beautifully presented and recently decorated property**

**Separate garage and parking**

**Modern kitchen and bathroom**



Offered for sale with no forward chain, John Colligan Walk is a lovely two bedroom home that has recently been decorated throughout and had new carpets and flooring laid. Located on in a quiet street in the Bowthorn area of Cleator Moor this immaculate property is ideal for many including first time buyers and is ready to move into. The property briefly comprises: Entrance hall, well presented, spacious lounge, modern kitchen/diner and conservatory to the ground floor. To the first floor there is a stylish bathroom and two good size bedrooms which both benefit from built-in wardrobes. Externally the property boasts a lovely garden to the front, and enclosed rear garden with raised decking. The property also benefits from a separate garage and parking. Viewing is highly recommended to appreciate this lovely home.

## ACCOMMODATION

### Entrance hall 4' 1" x 3' 8" (1.24m x 1.12m)

Entered through a uPVC double glazed front door. Providing access to the first floor and into the lounge. Double panelled radiator, dado rail and decorative coving to the ceiling.

### Lounge 14' 8" x 10' 5" (4.47m x 3.17m)

Recently decorated, beautifully presented lounge, with modern fire surround with grey hearth and wooden mantle, large built-in under stairs storage cupboard, double panelled radiator and uPVC double glazed window looking out onto the garden, decorative coving to the ceiling. Provides access to the kitchen diner.



### Kitchen/Diner 13' 8" x 8' 5" (4.16m x 2.56m)

Lovely light and airy, modern, kitchen/diner with ample space for table and chairs. Having a range of modern white wall and base units, with contrasting worktops and modern subway tiled splash backs and under cabinet lighting. Plumbing for washing machine and space for tumble dryer, modern cream 1.5 sink and draining unit with mixer tap, uPVC double glazed window looking into the conservatory. Double panelled radiator and decorative coving to the ceiling. Provides access into the conservatory



### Conservatory 10' 2" x 7' 9" (3.10m x 2.36m)

The conservatory is a lovely addition to the property taking full advantage of the rear garden. Fully glazed uPVC full height windows, single panelled radiator and laminate flooring, Double patio doors leading out onto the rear of the property to enjoy the raised decking area.

### First floor landing

Light and airy landing with large built-in storage cupboard and loft access. Provides access to the family bathroom and two good-sized bedrooms.

### Family bathroom 7' 6" x 4' 9" (2.28m x 1.45m)

Stylish contemporary modern bathroom suite briefly comprising; pedestal wash basin with mixer tap. Bath with mixer tap and WC, modern towel heating vertical radiator, uPVC double glazed window with frosted glass. Spotlights to the ceiling and lovely mosaic style tiled flooring.



### Bedroom two 10' 7" x 8' 8" (3.22m x 2.64m)

Good size double bedroom with single panelled radiator and uPVC double glazed window overlooking the rear garden. Decorative coving to the ceiling and laminate flooring. Good-sized built-in wardrobe with railing and shelving.

**Bedroom one 10' 8" x 10' 5" (3.25m x 3.17m)**

Well presented double bedroom with full height sliding door fitted wardrobe's with a range of rails and shelving. second large built-in wardrobe with railing and shelving. Single panelled radiator uPVC double glazed window overlooking the front garden.

**Externally**

To the front of the property is a lovely well maintained front garden, mostly laid to lawn with hedges to the edges. To the rear of the property is a lovely raised decking area. The property also benefits from a separate single garage and driveway.

**TENURE:**

We have been informed by the vendor the property is freehold

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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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