



Beautifully presented from top to bottom

Stunning open plan lounge/diner

Two lovely double bedrooms

For sale with no forward chain

Offers fantastic value for money

Modern kitchen in superb condition

Beautiful bathroom suite

A great first home



If you are a first-time buyer or couple then this could be the house you have been dreaming of. Eye-catching from top to bottom, the property has been finished to the very highest of standards and is ready to move into. As an added bonus the property is sold with no forward chain. Located on a popular street on the outskirts of Cleator Moor the property provides easy access to the town centre and the larger town of Whitehaven is just a 10 minute drive away. The property has a vestibule and a lovely open plan lounge/diner which leads to a beautiful kitchen which boasts integrated appliances. To the first floor there are two double bedrooms and a stunning bathroom suite. Externally the property benefits from a yard and has current use of a garden. To fully appreciate everything this property has to offer, including it's style and quality of finish, we recommend you book a viewing.

ACCOMMODATION

Vestibule 6' 3" x 2' 5" (1.90m x 0.74m)

The vestibule is entered through a uPVC door with frosted glass panel and provides access to the lounge by a half-glazed door.

Open plan lounge/diner 24' 6" x 12' 1" (7.46m x 3.68m)

This spacious and beautifully presented room benefits from a TV point and satellite point. There are two feature papered walls, under stairs storage cupboard, decorative coving and two independently controlled ceiling lights. Two double panel radiators are positioned below two uPVC double glazed windows, one to the front and one to the back. The lounge area has more than ample space for sofas and chairs and the dining area easily fits a family sized dining table and chair set. Provides access to the kitchen and stairs to the first floor landing



Kitchen 16' 7" x 5' 9" (5.05m x 1.75m)

This stylish and immaculate kitchen was only installed in 2018 and incorporates a range of cream wall and base units with a wood effect worktop with matching upstands and contrasting tiled splashback. Three door range cooker with a five ring gas hob, stainless steel splashback and stainless steel extractor canopy above. A sink 1.5 with drainer board and mixer tap is set below one of the three uPVC double glazed windows which allows plenty of natural light into the kitchen. A cupboard discreetly houses the Worcester combi boiler. For convenience the kitchen boasts an integrated fridge/freezer. There is a double panel radiator and a half-glazed uPVC door leads out to the rear yard.



First Floor Landing

The spacious landing, which has power points and decorative coving, leads to both bedrooms, bathroom, and the loft via a pull-down folding ladder which provides fantastic storage.

Master bedroom 11' 8" x 11' 8" (3.55m x 3.55m)

A lovely, tastefully decorated double bedroom with a large uPVC double glazed window which enjoys views towards Dent Fell and the surrounding woodland. The room has decorative coving and a double panel radiator.

Bedroom two 12' 7" x 6' 2" (3.83m x 1.88m)

A well presented second bedroom benefiting from decorative coving, double panel radiator and a uPVC double glazed window.

Bathroom 9' 3" x 6' 4" (2.82m x 1.93m)

A stylish and modern bathroom suite is, like the rest of the property, in excellent condition and incorporates an L-shaped bath with matching glass screen, mixer tap and shower above with both monsoon and handheld shower heads set on an easy clean PVC surround, WC and pedestal hand wash basin with mixer tap and mirrored cabinet above. Wall hung cabinet, chrome heated towel rail, ceiling spotlights, extractor and a uPVC double glazed frosted window.



Exterior

To the rear the property benefits from a yard with gated access and external tap. Beyond the yard there is a well maintained garden currently used by the owner (not on the deeds) which has a decked area, garden shed and spacious lawn. The garden is securely fenced around.

TENURE:

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

LOW FEES, LOCAL EXPERTISE

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