



Offered for sale with no forward chain

Can be sold furnished if required

Well-presented rear yard, with artificial grass

Well-presented throughout, and ready to move into

To the rear of the property is an enclosed rear yard, with modern composite and steel gates, to the rear of the yard artificial grass has been laid to create a lovely outside seating area. Offered for sale with no forward chain this traditional terraced property is available to buy furnished making a great buy for first-time buyers starting out, maybe as a second home, or buy to let investment.

The property is located on a quiet side street, in the heart of the Cumbrian town of Cleator Moor, with all the town centre amenities just a short walk away. There are also great transport links to the neighbouring towns of Whitehaven and Egremont. The property is well presented throughout and ready to move into. On entering the property, you will find yourself in a pleasant well presented lounge, to the rear of the ground floor is a good size kitchen, with built-in breakfast bar and seating. To the first floor there is a large master bedroom, with king-size bed which can be included in the sale. There is a single bedroom to the rear of the property, and a stylish shower room with vanity unit.

Externally the property has an enclosed rear yard with composite gate, which has been fitted with artificial grass, making it a pleasant seating area. We highly recommend a viewing to appreciate the accommodation on offer.

An ideal property for a first-time buyer, as a second home, or buy to let investment

Contemporary modern first-floor bathroom

Convenient town centre location

Quiet residential side street

ACCOMMODATION

Lounge

Entered through a modern uPVC double glazed door with frosted glass top light, the well presented lounge has a large uPVC double glazed window to the front of the room providing plenty of natural light, with open wooden shelves built into the alcoves. Tasteful modern décor, which is complemented with wood effect laminate flooring, and a radiator with access into the kitchen. The furniture including sofa, coffee table, and shelving unit can be included in the sale.



Kitchen

The contemporary modern kitchen has a range of grey wall and base units with contrasting rose gold handles, and wood effect work surfaces, with a stylish herringbone splashback. A 1.5 composite sink and drainer unit, with mixer tap and plumbing for a washing machine below, a built-in electric oven, with electric hob set into the worktop, with extractor fan above. There is an under stairs space, with electric points ideal for fridge and freezer, a built-in a breakfast bar with units, and a double radiator below. There is a neutral décor, a uPVC double glazed window which overlooks the rear of the property, and a uPVC double glazed door with frosted glass, with wood effect laminate flooring, and stairs to the first floor.



First-floor landing

The first floor landing provides access into two bedrooms, and the shower room, with loft access to the ceiling.

Bedroom one

This well presented good size double bedroom has a uPVC double glazed window which overlooks the front of the property, with a radiator below, with tasteful modern décor. The bedroom furniture including wardrobe, shelving unit, and super king-size bed, could all be included in the sale.

Bedroom two

A well presented single bedroom with neutral décor, a uPVC double glazed window with frosted glass, a radiator below. Fitted with bunk beds and storage drawers, which can be included in the sale. The room houses the combi boiler.



Shower room

A stylish modern shower room incorporating a vanity unit, with hand wash basin and mixer tap, with a mirrored bathroom cabinet above. A pushbutton flush toilet, and walk-in shower cubicle with bifold glass door, and mixer shower. Benefitting from modern panelling to the walls, panelling to the ceiling, and fitted with a ceiling light, with a channel to provide natural light, laminate flooring, and an extractor fan.

Externally

To the rear of the property is an enclosed rear yard, with modern composite and steel gates, to the rear of the yard artificial grass has been laid, creating a lovely outside seating area.

TENURE

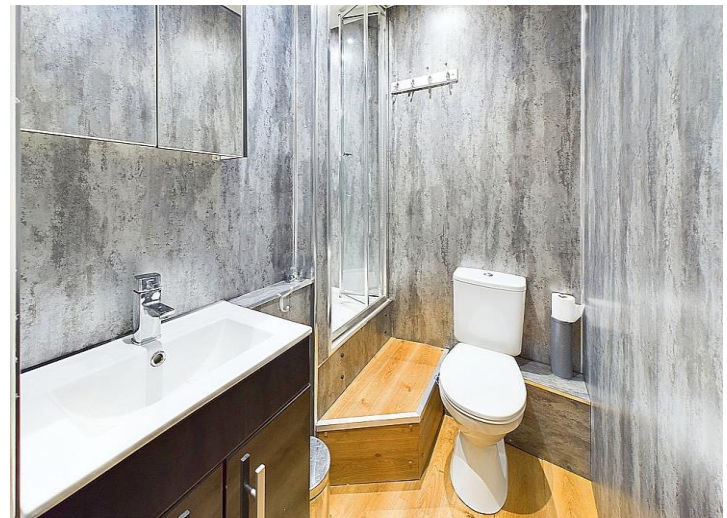
We have been informed by the vendor the property is freehold

COUNCIL TAX BAND A

EPC C

LOW FEES, LOCAL EXPERTISE

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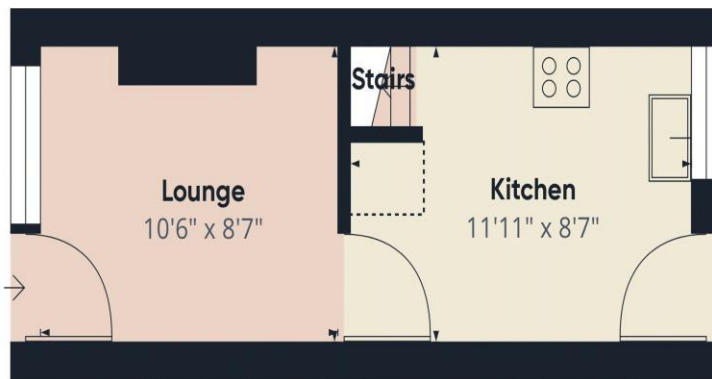
MORTGAGES

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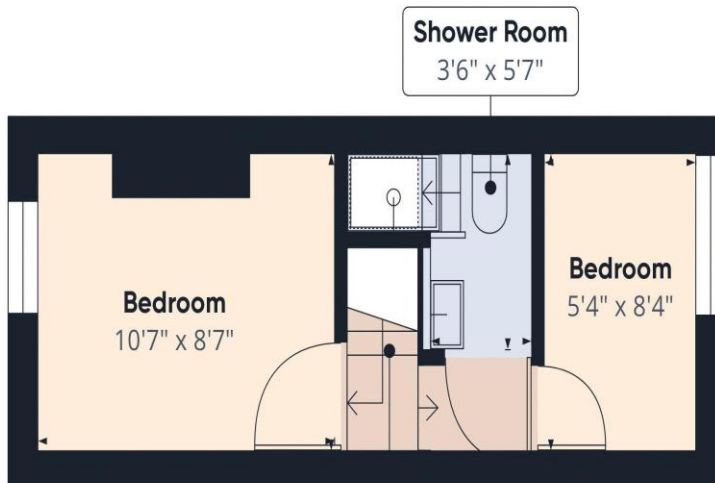
NOTE

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.





Ground Floor



Landing

Floor 1



Approximate total area⁽¹⁾

365.98 ft²

Reduced headroom

4.9 ft²

(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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