



**Offered for sale with no forward chain**

**Features two versatile reception rooms**

**Property benefits from three bedrooms**

**Easy walking distance to the town centre and local amenities**

**Ideal home for first time buyers, couples or families**

**Good sized kitchen with integrated appliances**

**Original fireplaces in two bedrooms and the dining room**

**A few minutes walk away from the base of Dent fell**

Sold with no forward chain, this spacious, traditional terraced property would be a perfect Investment opportunity. The property is in need of refurbishment and some damp work is required, so would ideally suit an investor or anyone looking to put their own stamp on their property. Located in Cleator Moor, on a quiet side street, the property provides easy access to the town centre, which is within walking distance, while the nearby towns of Whitehaven and Egremont are just 10 minutes drive away. The property briefly comprises of an entrance vestibule, two good size reception rooms and a fitted kitchen which leads to a shower room at the rear of the ground floor. To the first floor, there are two bedrooms and stairs leading to a large attic bedroom. Viewing is essential to appreciate the potential of this spacious terraced home and the convenient location.



## ACCOMMODATION

### Vestibule

Entered through a uPVC door with oval patterned glass panel, the vestibule has decorative coving and two frosted glass windows looking into the lounge and a frosted glazed door leads into the lounge.

### Lounge

The lounge has decorative coving, a radiator and a uPVC double glazed window overlooking the front of the property. Provides access into the dining room.

### Dining room

The second reception room would make an ideal lounge space, if you prefer to look out over the back. There is a feature, gas fire set on a cast iron fireplace with decorative wooden surround. There is decorative coving, a radiator and a uPVC double glazed window overlooking the rear yard. There are open stairs to the first floor, with an open storage area beneath and a door leads to the kitchen.

### Kitchen

The kitchen has a range of cream, wood wall and base units with contrasting work surfaces and tiled splash backs. There is a double integrated oven with separate glass hob, with extractor above. There is an integrated fridge freezer and a stainless steel sink and drainer unit is sat below a uPVC double glazed window overlooking the rear yard. The kitchen benefits from ceiling spotlights, a radiator, tile effect flooring and a uPVC door with frosted glass panel leads out to the rear. From the kitchen there is access into the shower room.



### **Shower room**

The shower room is located to the rear of the kitchen and comprises of a corner shower cubicle with electric shower. There is a pedestal sink, a toilet, ceiling spotlights, a radiator and a uPVC frosted glass window. The shower room has part tiled walls and tile effect flooring.

### **First floor landing**

The landing leads to two double bedrooms and there are stairs to the second floor.

### **Bedroom one**

The first double bedroom is located at the front of the property and benefits from a feature cast iron fireplace, decorative coving, a large built in storage cupboard and a uPVC double glazed window looking out over the front of the property, with a radiator below.

### **Bedroom two**

The second bedroom also features an original cast iron fireplace. There is a radiator neatly placed beneath a uPVC double glazed window looking out over the rear of the property.

### **Bedroom three**

The spacious bedroom has a radiator, exposed ceiling beams and a skylight window.

### **Externally**

To the rear there is a low maintenance rear yard with gated access to the lane.

### **TENURE**

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

### **COUNCIL TAX BAND A**

### **EPC TBC**





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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.





 <p style="text-align: center;"><b>Ground Floor</b></p>	 <p style="text-align: center;"><b>Floor 1</b></p>	 <p style="margin-top: 100px;"><b>Approximate total area<sup>(1)</sup></b> 941.3 ft<sup>2</sup></p> <p><b>Reduced headroom</b> 136.18 ft<sup>2</sup></p>
 <p style="text-align: center;"><b>Floor 2</b></p>		<p>(1) Excluding balconies and terraces</p> <p>Reduced headroom ----- Below 5 ft</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations are based on RICS IPMS 3C standard.</p> <p><b>GIRAFFE 360</b></p>