



**Offered for sale with no forward chain**

**Well presented throughout**

**Good sized kitchen**

**Ideal for first time buyers**

**Low maintenance rear yard**

**Deceptively spacious terraced home**

**Large, open plan lounge diner**

**Very spacious bathroom**

**Two spacious double bedrooms**

**Popular village with easy access to neighbouring towns**

Nestled in the quiet village of Moor Row, is this traditional terraced home. Moor row has long been a desirable place to live with easy access to nearby towns including Whitehaven and Egremont. The village has a popular school and a garage with convenience store is just a few minutes' drive away. The village is just a short drive to the picturesque Cumbrian coastline and the Western lakes and surrounding fells are also within easy reach. The property would be an ideal home for first time buyers, couples or perhaps a buy to let investor looking to expand their portfolio. Step inside the property and you will find yourself in the spacious dual aspect, open plan lounge diner. There is a good sized kitchen, with a door leading to the rear yard and the family bathroom is located on the ground floor. To the first floor there are two large, double bedrooms, one boasting a lovely, open fireplace. Externally the property has a low maintenance rear yard, with gated access.

## ACCOMMODATION

### Open plan lounge diner

Entered through a uPVC double glazed door with frosted, patterned glass panels. The lounge diner has been opened up to create a fantastic space. There is neutral, modern décor, complemented by wood effect flooring. Central to the room, there are stairs to the first floor and beneath is a useful, under stair storage cupboard. The room benefits from two large radiators and dual aspect uPVC double glazed windows, flood the room with natural light. There is a modern electric fire to the chimney breast and the lounge provides access to the kitchen.

### Kitchen

The kitchen features a range of white, high gloss wall and base units, with contrasting black work surfaces and tiled splash backs. There is a black, composite 1.5 sink and mixer tap, set below a large, uPVC double glaze window that overlooks the rear yard. The kitchen features an integrated fridge freezer and an integrated washing machine. There is a stainless steel oven, with black glass hob above and stainless steel extractor canopy. The kitchen also features a handy wine rack. There is a radiator and space to house a freestanding fridge freezer if desired. Here you will find the combi boiler and the kitchen provides access to the bathroom and the rear yard, via a uPVC door with frosted glass.

### Bathroom

The spacious bathroom has a large P-shaped bath with mixer tap and shower attachment, with glass screen. There is a modern, pedestal sink with mixer tap and a toilet. There is plenty of light provided by the uPVC frosted glass window and the bathroom features not only a radiator, but a chrome towel heating rail. The bathroom benefits from an extractor fan part tiled walls and tiled flooring.

### First floor landing

The first floor landing provides access to both double bedrooms.



### **Bedroom one**

Located at the front of the property, the large bedroom has a uPVC double glazed window overlooking the front of the property, a radiator and a lovely, feature open fireplace.

### **Bedroom two**

The second double bedroom is located at the rear of the property and has a large, useful built in cupboard with clothes rail and loft access. There is radiator and a uPVC double glazed window overlooking the rear of the property and over onto the greenery beyond.

### **Exterior**

To the rear there is a low maintenance yard, laid with gravel and paving slabs, with gated access to the rear.

### **TENURE**

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

### **COUNCIL TAX BAND A**

### **EPC D**

### **LOW FEES, LOCAL EXPERTISE**

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## MORTGAGES

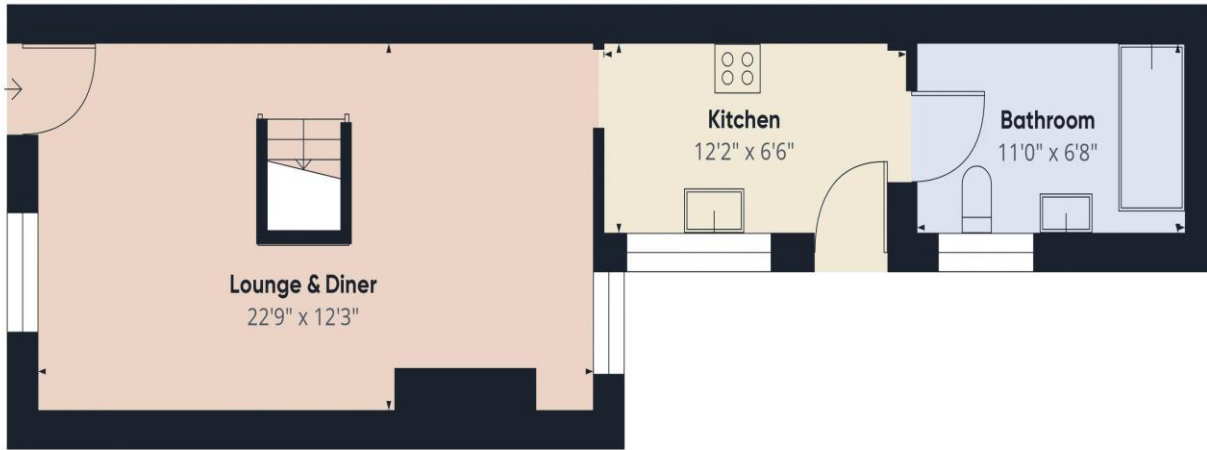
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## NOTE

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

Approximate total area<sup>(1)</sup>  
685.55 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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