



Offers excellent value for money

Well presented semi-detached property

Spacious lounge diner with French doors to the patio

Good sized kitchen with range style cooker

Stylish four piece bathroom suite with corner jet spa bath

Garage with mezzanine level providing storage and off-road parking

Located on a popular, residential street

Walking distance to local amenities

Ideal for first time buyers, couples or families alike

Close to the nearby towns of Whitehaven and Egremont

This lovely home has plenty of space, and character, set over three floors, the property would be perfect for first-time buyers, couples or with three bedrooms, would also suit a family. The property is deceptively spacious throughout and has been lovingly maintained by the current owner. Located in a quiet area of Cleator Moor, the property is a few minutes drive from the town centre where you will find a range of amenities. Ideally located, the property is also just a few minutes from the nearby towns of Whitehaven and Egremont. As you step inside the hallway, you get a glimpse of some of the original features you will find throughout the property. The large stained glass arched window floods the hall with natural light and is a stunning feature. The spacious lounge diner has a lovely, feature fireplace and French doors to the rear of the property. The good sized kitchen is also located off the hallway. To the first floor, you will find the substantial master bedroom, with fitted furniture and the stylish family bathroom with four piece suite. To the second floor, you will find a further two double bedrooms, with skylight windows. Externally, to the side of the property there is a useful garage, with mezzanine floor, providing off-road parking and ample storage. To the rear, the property benefits from a private, low maintenance rear yard, with an elevated patio area. Viewing is a must to see the sheer space this lovely property has to offer.

ACCOMMODATION

Hallway

Entered through a uPVC door with patterned glass panel and frosted top light, the spacious hallway benefits from high skirting boards, dado rails and lovely, original corbels. There is a large radiator, an under stairs storage cupboard and open stairs to the first floor. provides access to the lounge and the kitchen.

Lounge/diner

The lounge diner is flooded with natural light. There is a large, uPVC window overlooking the front of the property, one to the side and uPVC French doors lead out to the patio area. The room benefits from a large, cast-iron gas fire, set on a tiled hearth, with marble surround. Another lovely feature of the room are the high ceilings, with picture rail, dado rail, and two decorative ceiling roses at either end of the room. There are two radiators providing plenty of warmth and the dining area has ample space for a large, family size dining table and chair set. The two areas are clearly defined by an archway.

Kitchen

The kitchen is a good size and benefits from a range of shaker style, wall and base units, with contrasting black work surfaces and matching splash backs. There is a range style cooker, with glass splashback and stainless steel extractor above, and the kitchen benefits from space and plumbing to house a washing machine, dishwasher and an undercounter fridge and freezer. A 1.5 stainless steel sink and mixer tap is set below a uPVC double glazed window overlooking the rear patio. The kitchen houses the Baci combi boiler and has a radiator and wood effect flooring. A half glazed uPVC door leads out to the patio at the rear.



First floor landing

To the half landing, you can't help but notice the fabulous, eye-catching, stained glass uPVC window, that illuminates the whole landing and the hallway below. The landing benefits from high ceilings, high skirting boards, dado rail and a radiator. Provides access to the master bedroom, the family bathroom and there are open stairs to the second floor.

Master bedroom

The large master bedroom boasts a range of fitted furniture and there is also a large under stairs storage cupboard with shelving and a radiator, providing fantastic storage. A uPVC double glazed window provides plenty of natural light and looks out onto the front of the property. The room benefits from a radiator, decorative coving and central ceiling rose.



Family bathroom

The larger than average bathroom features a four piece suite and comprises of a corner jet bath with mixer tap, and shower attachment, an enclosed shower cubicle with folding door and mixer shower, a wall mounted pedestal sink and a pushbutton flush toilet. There are easy clean PVC panelling to the ceiling, wood panelling to one end of the bathroom and stylish, contemporary tiles surrounding the bath and shower. A large, frosted glass window allows in natural light and there is a radiator below.



Second floor landing

The landing provides access to a further two double bedrooms.

Bedroom two

Located at the front of the property, the large double bedroom boasts fitted furniture, an exposed ceiling beam, a radiator and a skylight window.

Bedroom three

The third bedroom is situated at the rear of the property and is another good size double bedroom. The room benefits from a radiator, an exposed ceiling beam and a skylight window.



Garage

The property benefits from a garage to the side of the property, providing additional parking and storage. The garage benefits from a mezzanine level, providing additional storage. There is an electric up and over door, lighting, power and water supply. To the rear of the garage there is pedestrian access to the rear patio and a window allowing in light.

Exterior

From the patio door of the dining area, or the uPVC door of the kitchen, there is access to a low maintenance, well-maintained patio, with elevated seating area. The rear yard feels very private and is walled and fenced around, with gated access leading around to the front.

TENURE

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

COUNCIL TAX BAND A

EPC TBC

LOW FEES, LOCAL EXPERTISE

We are pleased to offer a family run, independent estate agent service in Cumbria, offering property sale services without the premium charges of high street estate agents. We have a range of low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown rapidly, largely due to recommendations and referrals from our many happy customers. Not only could we save you a fortune, but our customers also love our extended open hours, 7PM during the week and 5PM on Saturdays. We offer free valuations, provide great photography and a friendly team which is there to support and guide you from the initial marketing to completion of the sale of your property.



MORTGAGES

Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for re-mortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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>Ground Floor</p>	<p>Floor 1</p>	<p>Approximate total area⁽¹⁾ 1552.7 ft²</p> <p>Reduced headroom 56.82 ft²</p>
<p>Floor 2</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>GIRAFFE360</p>