



Ideal investment opportunity

Excellent transport links to the nearby towns of Whitehaven and Egremont

Spacious, dual aspect lounge diner

Large, family bathroom to the first floor

Offered for sale with no forward chain

Deceptively spacious double fronted home

Three good sized double bedrooms

Property benefits from a large basement offering additional storage

Offered for sale with no forward chain is this spacious three bed terraced property. Whilst there is no getting away from the fact that the property has damp issues throughout, it still offers great value for money and would be an ideal investment opportunity. Unlike most of the properties on this row, the property is double fronted, making it significantly larger than the majority. The property is located in the popular village of Cleator. The property is just a few minutes drive to the nearby towns of Egremont and Whitehaven and within easy reach of the quieter western lakes. St Bees and the Cumbrian coastline are just a short drive away, where delightful walks are to be enjoyed. Stepping inside, the vestibule leads to the dining room and from here there is access to the kitchen and the large, dual aspect lounge diner. Also located to the rear of the ground floor is a good sized conservatory. To the first floor, the landing leads to three spacious double bedrooms and the large, family bathroom. Externally, the property benefits from a yard with surrounding sandstone wall and gated access to the rear. From the yard, there is access to the basement area, where you will find two rooms ideal for storage, or perhaps a workshop. Viewing is a must to see the potential on offer, so call the office today to arrange a viewing.

ACCOMMODATION

Vestibule

Entered through a uPVC door, the vestibule has two frosted glass windows and a fully glazed door leading through to the dining room.

Dining room

The dining room has wood effect flooring, a radiator and a uPVC double glazed window, looking out over the front of the property. There is open access to a rear hall, a door to the first floor and a sliding door to the lounge diner.

Lounge diner

This spacious room has dual aspect windows to either end flooding the space with natural light. There is decorative coving, a radiator and decorative wall lights. The lounge diner has built in shelving to the front wall and built in cupboards to the dining end.



Rear hall

Here you will find wood effect flooring and an under stairs storage cupboard. Provides access to the kitchen.

Kitchen

The kitchen has a range of wood effect wall and base units with marble effect work surfaces and tiled splash backs. There is space to house a freestanding oven and fridge freezer and a stainless steel sink, with mixer tap and draining board. There is part tiled walls and wood effect flooring. A wooden door with glass panel leads to the conservatory.



Conservatory

The dwarf wall conservatory has wraparound uPVC double glazed windows and a corrugated roof. There is power points, wall light, tile effect flooring and plumbing for a washing machine. A uPVC door with frosted glass leads out to the rear yard.

First floor landing

The landing leads to all three bedrooms and the family bathroom.



Bedroom one

Located at the front of the property, the good sized double bedroom has a uPVC double glazed window with a radiator below. Although currently blocked off, there is a door here that used to lead into the bathroom, offering the potential to re open and perhaps divide the bathroom in two and create an ensuite.

Bedroom two

The second double bedroom has a radiator and a uPVC double glazed window, which overlooks the front of the property.

Bedroom three

Also located at the front of the property, the third double bedroom has a uPVC double glazed window looking out over the front, a radiator and a feature original open cast iron fireplace.

Family bathroom

The large family bathroom has a suite comprising of a bath with electric shower above, a toilet and a pedestal sink. There is part tiled walls, a uPVC double glazed window, a radiator and a built in storage cupboard, currently housing the combi boiler. There is also another large, linen style cupboard.

Exterior

To the rear of the property, there is a good sized yard accessed from the conservatory. The garden provides access to the basement and there is gated access to the rear.

Basement

The property benefits from a basement area, and although it has restricted head height, it offers excellent storage. There are two clearly defined areas both with lighting and power.

TENURE

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

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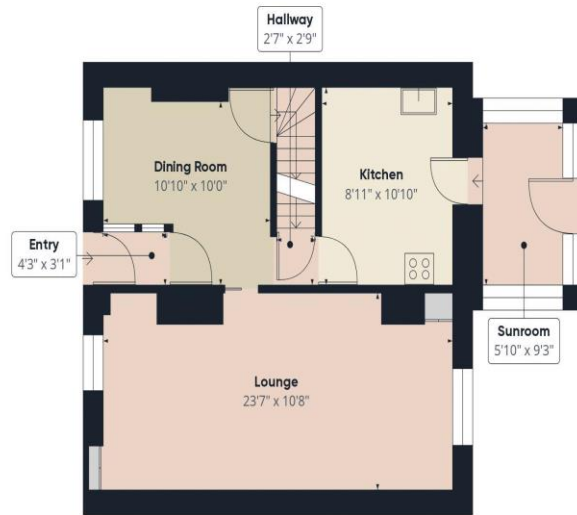
NOTE

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.

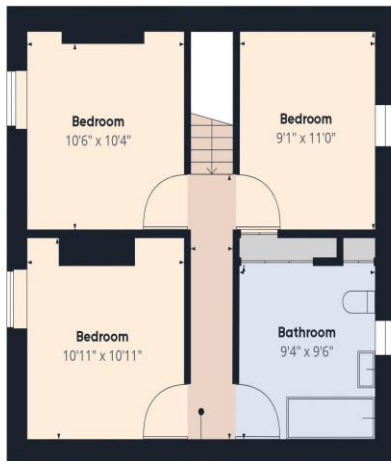




Floor -1



Ground Floor



Floor 1



Approximate total area⁽¹⁾
1228.92 ft²

(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.

Calculations are based on RICS IPMS 3C standard.

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