



A deceptively spacious semi-detached home

Delightful and spacious, sun trap garden to the rear

Spacious kitchen with separate utility room

Two good sized bedrooms and versatile loft room

Easy access to neighbouring towns of Egremont and Whitehaven

This popular area of west Cumbria has many terraced houses, so it is quite rare to find one that is semi-detached and also boasts a garage. The property has plenty to offer with pleasant views to the front, towards Dent fell and surrounding woodland. There is also a lovely, sun trap garden to the rear. This home would suit a variety of buyers, perhaps a first-time buyer, couple or even someone looking to downsize. The area provides easy access to Cumbria's quieter and picturesque western lakes and surrounding fells, and the coastline is just a short car journey away.

Step inside you'll find yourself in the vestibule which leads through to the spacious, open plan lounge and diner, where there is more than ample space for living and dining room furniture. Continuing on you will step into the kitchen, which is certainly of a generous size and benefits from a separate utility room. One nice feature is there is internal access from the kitchen to the garage. On the ground floor, you will also find a stylish shower room. Heading up to the first floor, there are two good sized bedrooms and stairs that continue up to the loft room. The loft room could be used as a hobby room, home office or simply provides excellent storage. At the rear, you will find an attractive, low maintenance garden, which enjoys the sun throughout much of the day. The garden has two greenhouses, a garden shed and is perfect for families as it has space for children to play, or perhaps for those who would love to grow their own fruit and vegetables.

Located in the village of Cleator, the nearby towns of Egremont, Whitehaven and Cleator Moor, with their wide range of shops and amenities are only just a few minutes away. To view this property and all it has to offer, please get in touch with the office to arrange a viewing.

Boasts a garage providing off-street parking for storage

Well presented open plan lounge and diner

Features a stylish, immaculate shower room

Enjoys views across the Cumbrian side, towards Dent fell

For sale with no forward chain

ACCOMMODATION

Vestibule

The vestibule is accessed by a modern uPVC door, with a frosted glass panel and frosted top panel which allows in plenty of light. A three-quarter glazed door leads through to the open plan lounge and diner.

Lounge and diner

The spacious, well presented room has plenty of natural light, with three windows, one looking out of the front and two towards the rear. You will notice the stylish, coal effect gas fire, which is set on a marble hearth, with matching marble insert and eye-catching surround. The room is tastefully decorated and features decorative coving, two radiators and modern flooring. There is plenty of space for both living and dining room furniture. A door leads through to the kitchen and there are stairs leading up to the first floor landing.



Kitchen

The spacious and well-maintained kitchen incorporates a range of wall and base units, with a complementary worktop and tile splash backs. The kitchen has a sink with draining board and mixer tap is placed below a large window that looks out onto the garden at the rear. There is a built-in electric oven, with a separate electric hob and an extractor in place above. The kitchen benefits from modern flooring, a radiator, and leads to the garage and a door provides access to the utility room.



Utility room

Here you will find plenty of space for a washing machine, tumble dryer or fridge freezer. There is a fully glazed uPVC door that leads out to the garden at the rear and a large window, allowing in plenty of natural light. The utility room also has a fantastic storage area with shelving and this in turn leads to the downstairs shower room.

Shower room

This stylish shower room comprises of a shower cubicle, with the control is neatly set on the easy clean PVC surround. A pushbutton toilet and wash basin with mixer tap, is set into a vanity unit which provides storage and there is a mirrored cabinet above. There is a large, chrome heated towel rail and a frosted window allowing in light, whilst maintaining privacy.



First floor landing

The landing leads to both bedrooms and there are stairs up to the loft room.

Bedroom one

A good size double bedroom benefiting from a built-in cupboard. There is an alcove, which is ideal for wardrobes and could be used for fitted wardrobes if desired. A radiator is neatly placed below a uPVC double glazed window that looks out over the front and enjoys a pleasant view of the countryside and towards Dent fell.

Bedroom two

The second bedroom is tastefully decorated and features a radiator and a uPVC double glazed window looking down onto the garden at the rear.

Loft room

The loft room would make an excellent home office or could be used to provide fantastic storage.

Garage

The garage benefits from lighting and power points. There is an up and over door and two windows allow in natural light.

Exterior

A lovely feature of the property is the spacious garden, which is quite the sun trap and is located to the rear. The garden has a spacious seating area and a low wall which leads on to a lawned area of garden, with a path leading down to the bottom. The garden boasts two greenhouses and a summerhouse. The garden is largely fenced around and is perfect for those who enjoy growing their own fruit and vegetables, or perhaps as space for children to play.

TENURE

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

COUNCIL TAX BAND A

EPC E



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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.





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Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1145.29 ft²

Reduced headroom

131.57 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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