



**Stunning terraced property set in the village of Moor Row**

**Beautifully presented lounge with bespoke shelving**

**Stunning dining room with bespoke bar area**

**Stunning four piece family bathroom plus ground floor WC**

**Master bedroom boasts a rolltop bath and vanity area**

**Property is immaculately presented throughout**

**Open chimney breast connecting both reception rooms with dual facing log burner**

**Fabulous, high spec kitchen with 26 units in total**

**Three tastefully decorated bedrooms with bespoke shelving**

**Low maintenance rear yard, with lighting and power area**

Not all terraced properties are the same and this one is certainly not your average terraced home. The current vendors have completely transformed this property into the stunning high spec home you see today. Located in the popular village of Moor Row, the property offers excellent transport links to the nearby towns of Whitehaven and Egremont which are just a short drive away. 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. Step inside the property and you get your first glimpse of the style and finish you will find throughout the property. The fabulous hallway has been taken back to the original render, which creates a stunning feature alongside the wood panelling. The hallway leads to the beautiful lounge, with dual facing log burning stove and bespoke shelving. To the rear of the hall, there are open stairs to the first floor and the hall is open to the dining room. The dining room also benefits from the open chimney breast with the other side of the log burning stove. From here there is access to the fabulous kitchen with 26 units and the lovely, ground floor WC/utility space. To the first floor there is access to two beautifully presented bedrooms with bespoke shelving and a simply stunning, four piece bathroom. Continuing up to the second floor, the property continues to impress, this beautiful room has its very own roll top bath and bespoke shelving. Externally, there is a low maintenance rear yard, with lighting, power points and gated access to the rear. Seeing is believing so call the office today to arrange a viewing.

## ACCOMMODATION

### Hallway

Entered through a stylish composite door, the fabulous hallway gives the first glimpse of the style and finish found throughout. There is decorative coving, a row of ceiling spotlights, wood effect flooring and stunning bare walls with original render and wood panelling below, creating a fabulous focal point.

### Lounge

The beautifully presented lounge is flooded with natural light from the uPVC double glazed window overlooking the front of the property, with a designer radiator below. The centrepiece of the room has to be the stunning open fireplace, set on a tiled hearth, with mosaic surrounding times and wooden mantel above. Either side of the chimney breast, there is bespoke shelving, and the room also benefits from a decorative wall light.



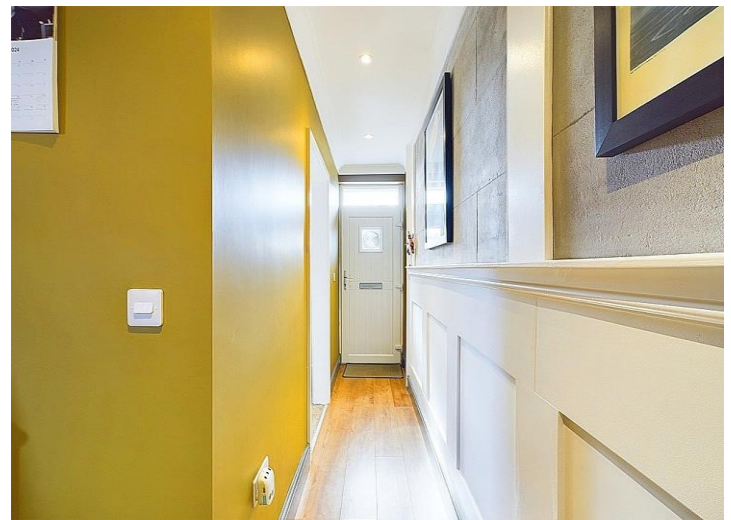
### Dining room

Like the lounge, the centrepiece of the room is the other side of the stunning dual facing log burning stove, with wooden mantel above. There is a continuation of the wood effect flooring found in the hallway, a uPVC double glazed window overlooking the rear yard and the dining room has two designer radiators, providing plenty of warmth. There is plenty of space to house a dining table and chair set and the vendors have created a bar area with cupboard above and wine fridge beneath. From here there is access to a large, under stairs storage cupboard with beautiful, cottage style door and access into the kitchen.



### Kitchen

This fabulous kitchen is no ordinary galley kitchen, the vendors have maximised every inch of space creating a tremendous amount of storage. There is a range of two tone wall and base units, with complementary work surfaces and stylish tiled splash backs. The other wall boasts floor to ceiling cupboards making use of every inch, to this wall there is an integrated fridge freezer and a built in double oven. The kitchen benefits from an integrated dishwasher and a black, gas burning hob, with stylish extractor above. A 1.5 composite sink with draining board and black mixer tap is set below a uPVC double glazed window overlooking the rear yard. The same wood effect flooring flows straight through and there is a designer radiator, ceiling spotlights and under cupboard lighting. Provides access to the utility/WC and to the rear yard via a uPVC door, with frosted glass.



### Utility space/WC

The well presented WC has a wall mounted sink with mixer tap and mosaic splash back, a toilet, a designer radiator and a uPVC frosted glass window. To the other side there is space and plumbing to house a washing machine and a tumble dryer. The room benefits from wood effect flooring and here you will also find the boiler.

### First floor landing

The split level landing, like the hallway is immaculately presented, with the same décor, bare render and wood panelling. At the top of the stairs there is access into the stunning family bathroom and to the other end there is access onto two double bedrooms and there are open stairs to the second floor.

### Bedroom two

The first double bedroom is tastefully decorated, with decorative coving and ceiling spotlights. There is a built in storage cupboard and a bespoke, built in book shelf. The uPVC double glazed window overlooks the rear yard and there is a designer radiator below.

### Bedroom three

The stylish second bedroom is located at the front of the property, here you will also find bespoke shelving and a lovely, shelf above the bed area. There is decorative coving, ceiling spotlights a designer radiator and a uPVC double glazed window overlooking the front of the property.

### Family bathroom

The simply stunning family bathroom is in immaculate condition and has beautiful, part tiled walls with wood effect panelling creating a contrasting feature against the mosaic effect flooring. There is a large, walk in shower, with matte black, mixer shower featuring both rainfall and hand held attachments and a stunning free standing bath, with wall mounted taps. A freestanding vanity unit incorporates a hand wash basin, with mixer tap and storage below and there is a pushbutton toilet, like a lot of other rooms throughout the property the vendor has created bespoke shelving above. The bathroom features ceiling spotlights, an extractor, an anthracite towel heating radiator, a designer column radiator and a uPVC frosted glass window.



## Second floor landing

The landing has a skylight window illuminating the stairs, decorative coving and ceiling spotlights. Leads to the master suite.

## Master suite

The whole top floor has been used to create a fabulous, master suite. To one end there is a vanity area, with, tiled flooring, wood panelling and a skylight window, here you will also find a stylish, freestanding bath with wall mounted tap. The vendor has cleverly used the central chimney breast to separate the vanity area from the bed space and created a bespoke head rest, with beautiful wall lights, shelving above and side tables. Above the bed area there is exposed ceiling beams and a Velux skylight window. The room is beautifully decorated, with wood panelling and the room benefits from a bespoke built in bookshelf, a stylish pendant light, matching the wall lights and ceiling spotlights. The vendor has informed us that the wardrobes and storage will be left in the property.



## Externally

To the front, the property is set back from the road by a low wall, where there is a gravelled area, perfect for pots and plants, with path leading up to the front door, where you will find stylish, mosaic tile steps. To the rear, the vendors have brought the roof of the kitchen out slightly, creating a partially sheltered seating area with spotlights above and an outdoor socket. The yard is laid to gravel and benefits from an outside water tap. Gated access leads to the rear lane.

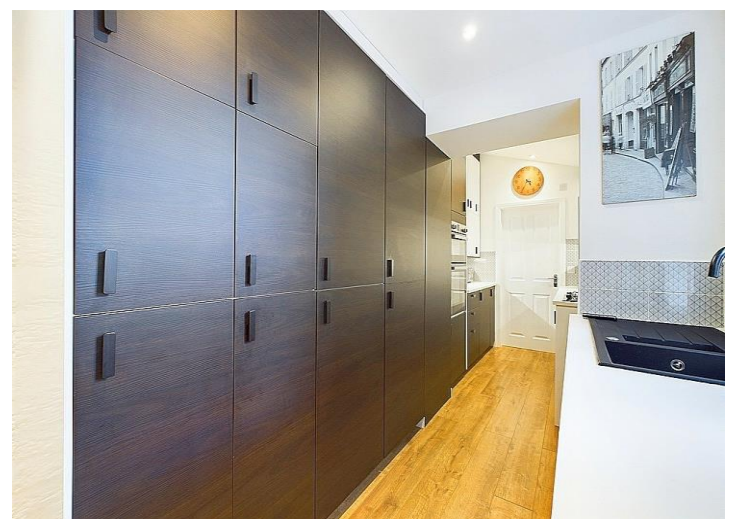


## TENURE

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

## COUNCIL TAX BAND A

## EPC TBC



## LOW FEES, LOCAL EXPERTISE

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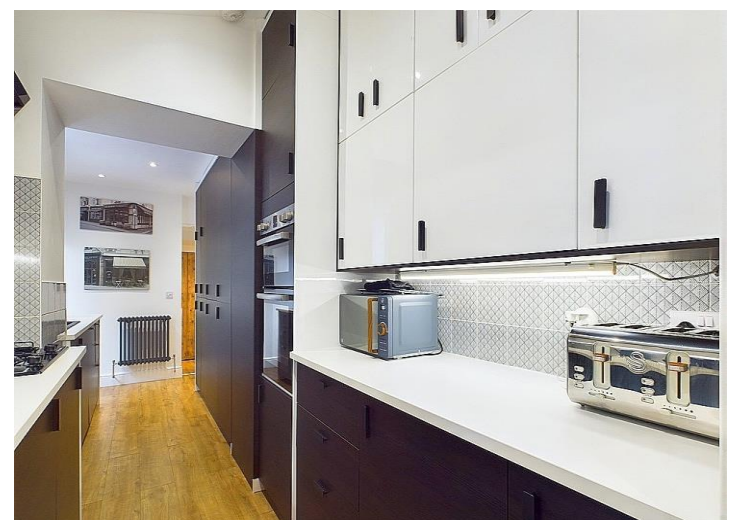
## MORTGAGES

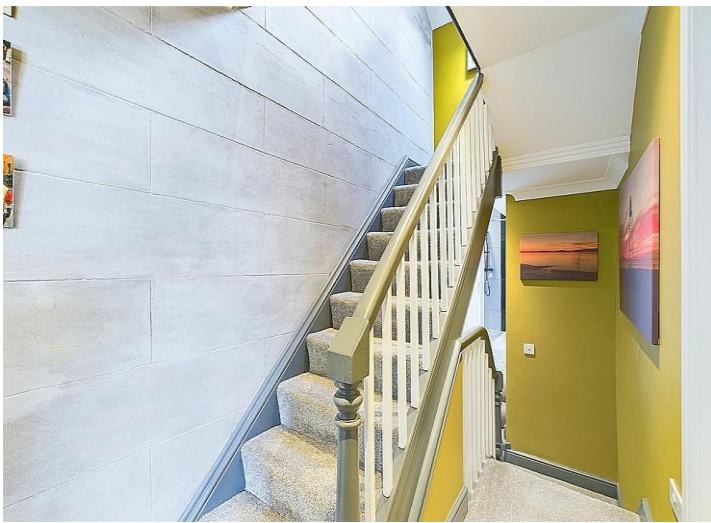
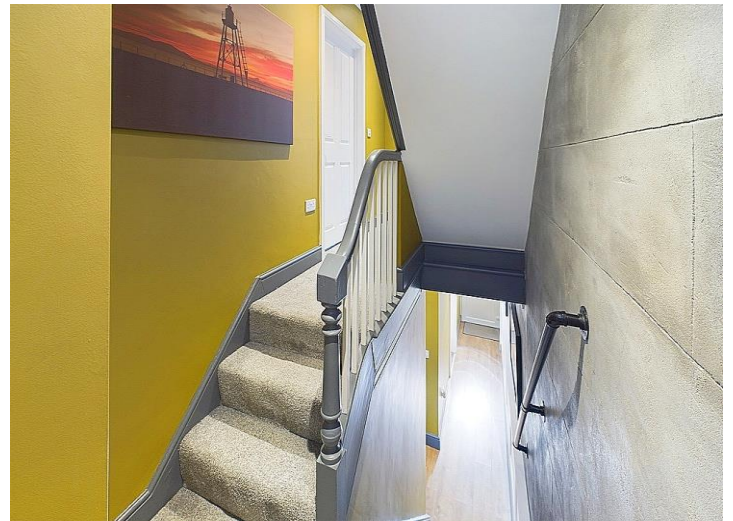
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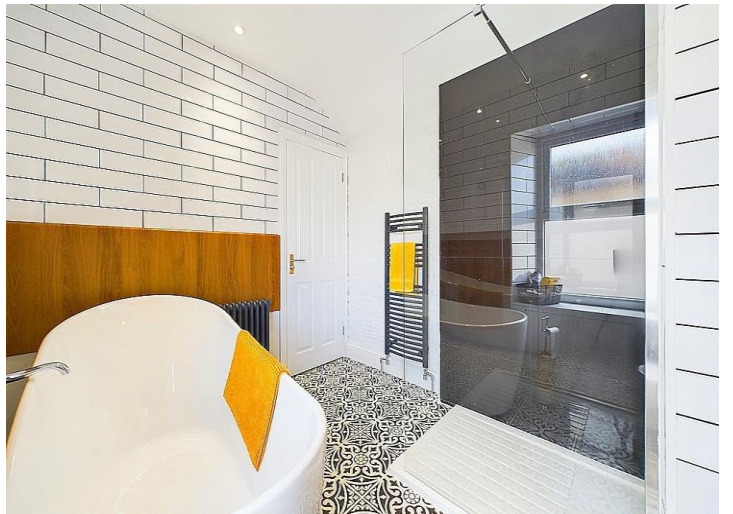
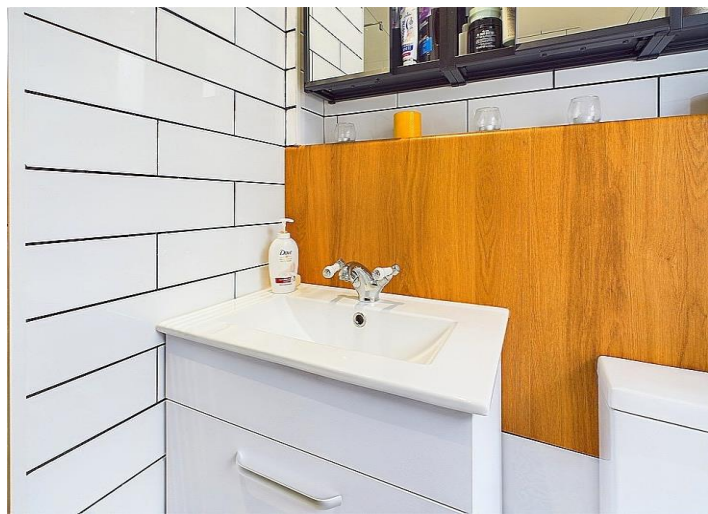
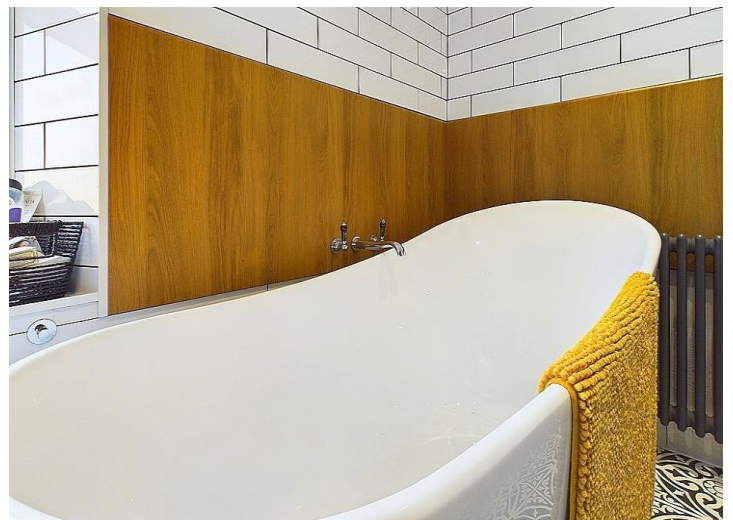


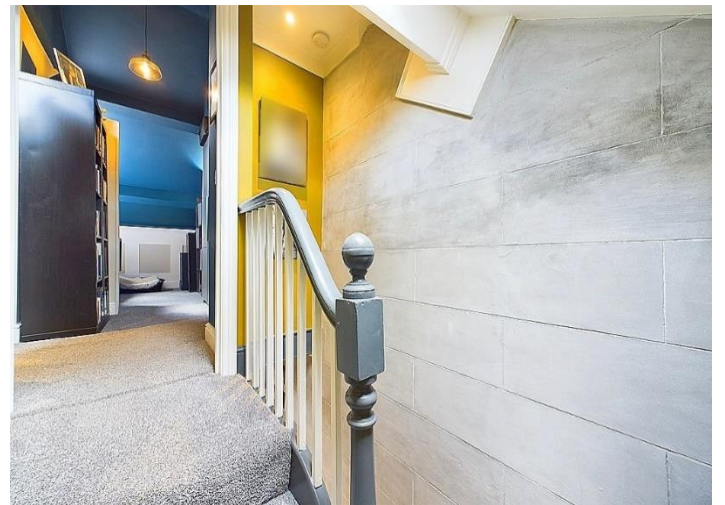
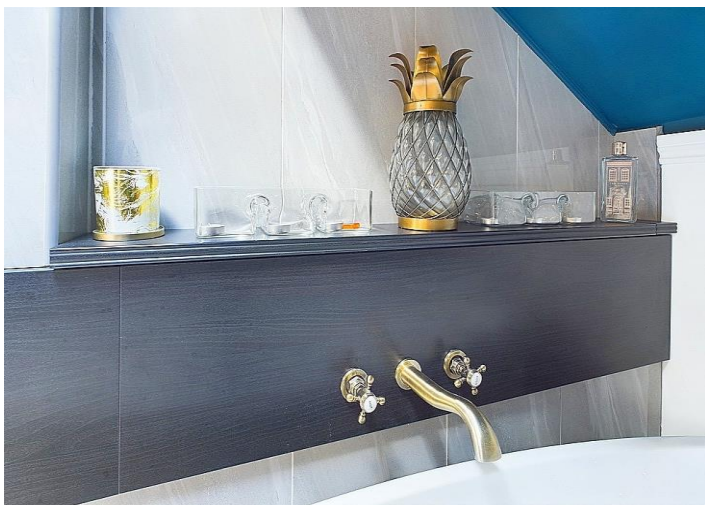
## NOTE

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.

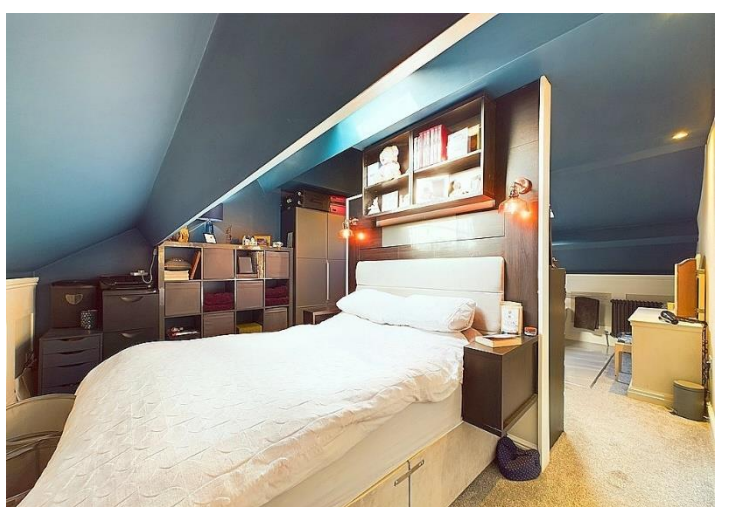
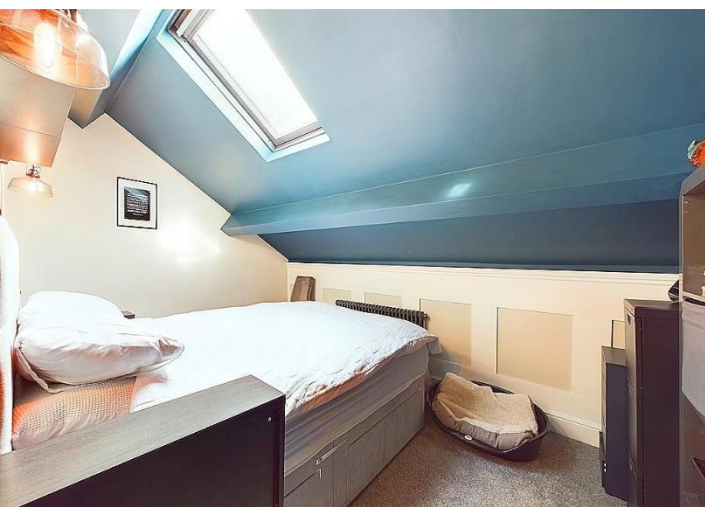












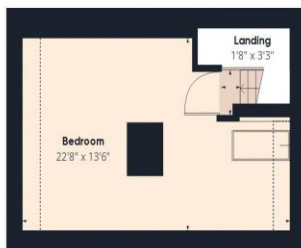




Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

1092.97 ft<sup>2</sup>

Reduced headroom

30.46 ft<sup>2</sup>

(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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