



**Deceptively spacious, set over three floors**

**Spacious open plan lounge and diner**

**Large first floor bathroom suite**

**Ideal for first time buyers couple and families**

**Ten minutes to Whitehaven and  
Egremont**

**Offers great value for so much space**

**Boasts four spacious bedrooms**

**Benefits from a yard to the rear**

**Two minutes drive to Cleator Moor town centre**

**Ennerdale Water and surrounding Fells is just a  
short drive away**

Welcome to this deceptively spacious property set over three floors on a quiet side street – the hidden gem you've been searching for! Offering great value for so much space, this home is perfect for first-time buyers, couples, and families alike. Step inside and be greeted by the spacious open plan lounge and diner, a perfect spot for relaxation and entertainment. The layout of this home flows seamlessly, creating a warm and welcoming atmosphere for all who enter.

Boasting four spacious bedrooms, there's plenty of room for everyone in the family or for guests to stay over. The large first floor bathroom suite offers convenience and comfort, making mornings a breeze.

Outside, you'll find a yard to the rear of the property - a great space for enjoying the fresh air.

Situated in a quiet side street location, you'll appreciate the peace and tranquillity that this neighbourhood offers. Just a two-minute drive to Cleator Moor town centre, you'll have easy access to all the amenities you need, from shops to restaurants and more.

Looking to explore the area? No problem! Whitehaven and Egremont are both just a ten-minute drive away, providing even more options for shopping, dining, and leisure activities. And for nature lovers, Ennerdale Water and the surrounding Fells are just a short drive away, offering endless opportunities for outdoor adventures and exploration.

Whether you're looking for a cosy space to call your own or a family home with room to grow, this property has it all. Don't miss out on this fantastic opportunity to make this house your home sweet home. Book your viewing today and see for yourself what makes this property so special!





## **Selling with First Choice Move**

First Choice Move began in 2010 from humble beginnings—from a kitchen table in Egremont. Built on family values, hard work, and a passion for property, we have grown to become the largest estate agency in West Cumbria. As a family-run business, we believe in combining traditional estate agency values with the very latest marketing techniques to ensure every property gets maximum exposure. From high-quality photography, 3D tours, drone photography, videos and professional floorplans to online advertising and social media campaigns, we use a tailored approach to attract the right buyers. Our commitment to excellence has earned us multiple national, industry-recognised awards, a testament to our dedication to delivering outstanding service and results. We are more than just an estate agency—we're a trusted partner for buyers and sellers across West Cumbria, combining innovation with personal service to help you move with confidence.



## **Mortgages**

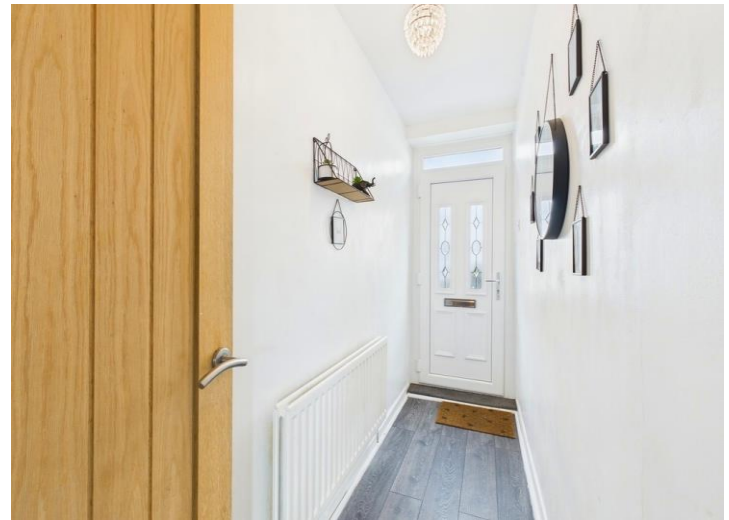
Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including 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.



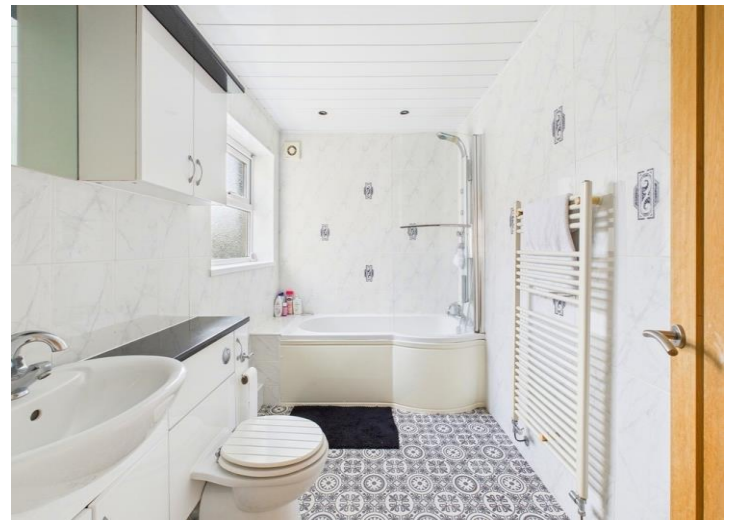
## **Note**

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.









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|--|---|--|
|  <p>Ground Floor</p> |  <p>Floor 1</p> |  <p>Approximate total area<sup>®</sup><br/>1012.13 ft<sup>2</sup></p> <p>Reduced headroom<br/>80.62 ft<sup>2</sup></p>  |
|  <p>Floor 2</p>    |   | <p>(1) Excluding balconies and terraces</p> <p>Reduced headroom<br/>..... 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.</p> <p><b>GIRAFFE360</b></p> |