



**Sought after village location**

**Bespoke shutters found throughout the property**

**Spacious lounge diner with hardwood floor**

**Three spacious double bedrooms**

**Unlike most terraced the property benefits from a large rear garden and patio area**

**Ideal home for first time buyers, couples and families**

**Modern kitchen fitted approximately two years ago**

**The lounge benefits from a log burning stove**

**The shower room is in great condition, fitted less than two years ago**

**Good sized garage, providing off-street parking or could simply be used for storage**

Nestled in the heart of the popular village of Cleator Moor, this charming terraced property offers the best of village living with modern convenience. Within a stone's throw of Cleator Moor Health Centre, this home is perfectly situated to enjoy all the amenities the village has to offer. From quaint shops to cosy pubs and cafes, everything you need is just a leisurely stroll away.

Plus, with Whitehaven and Egremont a short distance away, commuting to work couldn't be easier! Step inside this well-presented home and be greeted by a spacious lounge diner featuring hardwood floors and bespoke shutters. With a cosy log burning stove and open stairs leading to the first floor, this space is perfect for relaxing or entertaining guests.

The modern kitchen, installed just two years ago, is a chef's dream, while the adjacent shower room ensures convenience. Upstairs, two generous double bedrooms await, both boasting bespoke shutters and ample space for king-size beds.

Venture to the second floor and discover a light-filled bedroom with skylight windows, providing the ideal retreat or dressing area.

Outside, this property truly shines with its rare large garden, a haven for children and pets to play. Accessed via a rear yard with gated lane access, the garden features a sun-soaked patio perfect for al fresco dining. A garage provides off-street parking or additional storage space. Whether you're a first-time buyer, a couple seeking a cosy abode, or a growing family in need of space, this delightful property offers the ideal blend of comfort and practicality.

Don't miss the chance to make this house your home – schedule a viewing today!



## 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

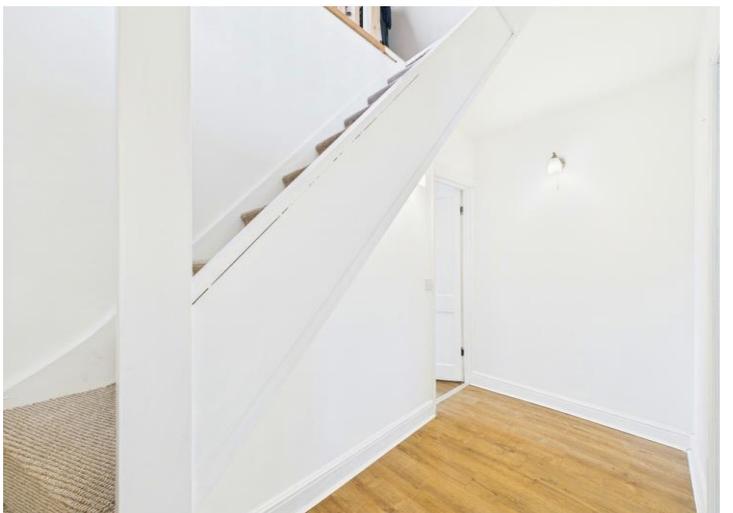
Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including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



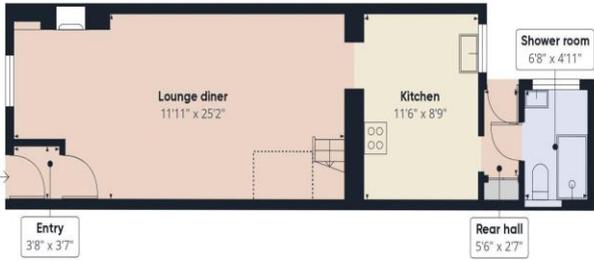




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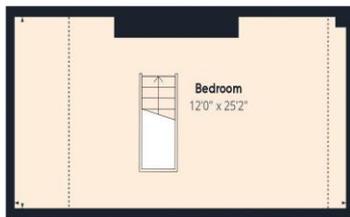




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

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

1347.96 ft<sup>2</sup>

Reduced headroom

82.07 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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