



Immaculate and tastefully decorated throughout

Lovely kitchen with integrated appliances

Bathroom with freestanding bath

Spacious, open plan lounge/diner

Two well presented bedrooms

Loft room and good sized rear yard



This lovely home has been well cared for by the current owners and offers great value for money. The property makes an ideal choice of home for first time buyers but could equally be suitable to couples, families or perhaps an investor. Tastefully decorated throughout and well presented from top to bottom all you would have to do is unpack. Bowthorn Road is a popular street within the small town of Cleator Moor and the centre with its shops and other amenities is within easy reach. Accommodation comprises briefly of: hallway, spacious open plan lounge/diner and a stylish kitchen with integrated appliances. To the first floor there are two bedrooms and a bathroom. The property also benefits from a loft room and there is a good sized yard to the rear. Internal viewing is highly recommended.

ACCOMMODATION

Entrance into:

Hallway 3' 7" x 2' 11" (1.09m x 0.89m)

Through a uPVC door with double glazed frosted glass with frosted top panel. There is laminate flooring and the hallway leads through to the lounge/diner.

Lounge 13' 3" x 12' 0" (4.04m x 3.65m)

A well presented lounge benefiting from a coal effect gas fire with tiled inset, hearth and wood surround. Satellite point, phone point, decorative coving, dado rail and a radiator below a uPVC double glazed window. Opens up to the dining area and there is a door leading to the stairs.

Dining area 10' 6" x 9' 0" (3.20m x 2.74m)

Continuation of the laminate flooring, decorative coving and dado rail. Understairs storage cupboard, radiator and a door leads to the kitchen.

Kitchen 12' 0" x 7' 9" (3.65m x 2.36m)

A stylish kitchen boasting integrated appliances. There are a range of wall and base units with a complementary worksurface. Built in electric oven, separate gas hob with a stainless steel splashback and extractor canopy. Integrated fridge/freezer, dishwasher and integrated washer/dryer. Circular sink with matching circular drainer board and mixer tap above. Under cupboard lighting, sunken ceiling spotlights on a dimmer switch, radiator and a uPVC double glazed window. There are uPVC double glazed French doors which open out to the rear yard.

Stairs leading to:

Decorative coving, ceiling rose, dado rail, single panel radiator and leads to both bedrooms, bathroom and the loft room.

First floor landing

Decorative coving, ceiling rose, dado rail, single panel radiator and leads to both bedrooms, bathroom and the loft room.

Master bedroom 12' 0" x 11' 3" (3.65m x 3.43m)

Tastefully decorated double bedroom with ceiling spotlights on a dimmer switch. Single panel radiator and a uPVC double glazed window offering views towards the Cumbrian Fells.

Bedroom two 12' 9" x 6' 4" (3.88m x 1.93m)

Light and airy second bedroom with ceiling spotlights on a dimmer switch. Single panel radiator and a uPVC double glazed window.



Bathroom 8' 3" x 7' 1" (2.51m x 2.16m)

Spacious family bathroom comprising of a freestanding claw foot bath with Victorian style mixer tap and shower attached. WC, pedestal hand wash basin, single panel radiator, part tiled walls, uPVC double glazed frosted window and houses the combi boiler.

Loft room 14' 2" x 10' 8" (4.31m x 3.25m)

Great storage room with power points, lighting, radiator and a skylight.

Exterior

The property benefits from a good sized yard with gated access and is laid with chipped slate and has an attractive stone wall.

TENURE:

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

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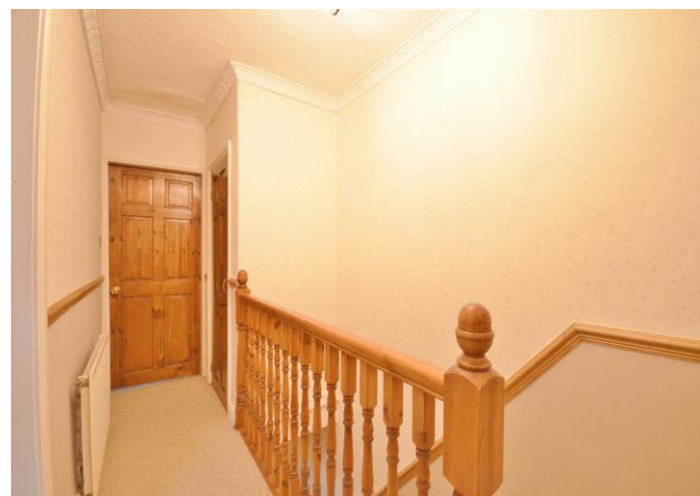
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