



Well presented throughout

Modern kitchen/diner

Lovely garden to rear

Spacious lounge

Two double bedrooms plus loft room

Pleasant open views towards the Cumbria Fells



Offering pleasant views towards the Cumbrian fells, 25 Trumpet Road is a well presented terraced property that sits on the edge of the Lake District. The property is ready to move into and would make an ideal home for a first time buyer, couples or even an investor. The neighbouring towns of Whitehaven and Cleator Moor are just a short drive away and the area is popular with those working at Sellafield. The accommodation briefly comprises: vestibule, lounge, kitchen/diner and bathroom. To the first floor are two double bedrooms with one of them providing access to the loft room. Externally, the property boasts a lovely rear garden and offers open views to both the front and rear. Internal viewing is highly recommended.

ACCOMMODATION

Entrance into:

Vestibule 4' 0" x 3' 0" (1.22m x 0.91m)

Through a uPVC door with double glazed frosted glass. Decorative coving and leads to the lounge.

Lounge 23' 3" x 11' 9" (7.08m x 3.58m)

A spacious, well presented lounge benefiting from a coal effect gas fire set on a marble hearth with inset and a decorative surround. Sky, TV and phone points, decorative coving, double panel radiator and a uPVC double glazed window offering a pleasant outlook towards Dent Fell. Provides access to the kitchen/diner and stairs leading to the first floor landing.



Kitchen/diner 11' 4" x 10' 8" (3.45m x 3.25m)

A modern kitchen comprising of a range of wall and base units with a complementary worksurface. Built in electric oven, separate five ring gas hob with extractor above. White ceramic 1.5 sink with drainer and mixer tap. and ample space for a dining table and chairs. Tiled flooring, undercupboard lighting, tiled splashbacks, double panel radiator and a uPVC double glazed window overlooking the rear garden. Leads to the rear hallway.



Rear hallway 5' 9" x 4' 8" (1.75m x 1.42m)

Continuation of the tiled flooring, plumbing for a washing machine, houses the Vaillant combi boiler, built in storage cupboard with loft access. Provides access to the bathroom and to the rear garden through a uPVC door with double glazed frosted glass.

Bathroom 7' 2" x 6' 8" (2.18m x 2.03m)

A good sized bathroom comprising of a bath with Triton shower overhead with a glass shower screen, pedestal hand wash basin and WC. Tiled flooring, fully tiled walls, extractor, double panel radiator and a uPVC double glazed frosted window.

Stairs leading to:

First floor landing

Provides access to two bedrooms.

Bedroom one 11' 5" x 11' 0"(max) (3.48m x 3.35m)

A double bedroom benefiting from fitted furniture including wardrobes and vanity unit, double panel radiator and a uPVC double glazed window offering a pleasant, open outlook towards the Cumbrian fells.



Bedroom two 11' 5" x 8' 8" (3.48m x 2.64m)

A double bedroom with a double panel radiator and a uPVC double glazed window overlooking the rear garden and fields beyond. Provides access to the loft room.

Stairs leading to:

Loft room 11' 0" x 10' 5" (3.35m x 3.17m)

A spacious room with a variety of uses including a bright and airy home office or even a third bedroom. Built in undereaves storage, power and lighting, single panel radiator and two uPVC double glazed window offering a pleasant view over the fields and towards Cleator Moor.

Exterior

To the rear of the property is a lovely, west facing garden with gated access. Benefiting from a large patio and lawn with a decorative border, and also an outside tap and wooden shed. To the rear of the garden are open fields.

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