



**Offered for sale with no forward chain**

**Three bedroom end terrace house**

**Well presented and recently decorated**

**Pleasant outlook and countryside views**

**Good size corner plot**

**Front rear and side gardens**

**Modern kitchen and bathroom**

**Ideal for first time buyers**

Located on the outskirts of Cleator Moor, in a popular residential area. The shops and amenities of the town are close by and Whitehaven town centre is within easy reach with excellent public transport links. The picturesque Lake District is also easily accessible and this lovely property enjoys a pleasant outlook over fields and trees. Nestled in the corner of a quiet cul-de-sac, the property would be an ideal purchase for first-time buyers, couples or families. Offered for sale with no forward chain, the property boasts a modern kitchen and bathroom, and has been decorated and re-carpeted throughout. The accommodation briefly comprises of; a well presented entrance hall, light and spacious lounge, contemporary modern kitchen and a useful rear hall/ utility area. To the first floor there are three, good sized, well presented, bedrooms with the front bedrooms enjoying a pleasant view and a modern family bathroom. Externally the property benefits from a low maintenance patio style garden to the rear and lawned garden to the front and side, both with gated access. Internal viewing is highly recommended.

## ACCOMMODATION

### Front entrance hall

Entered via a modern uPVC double glazed door with a frosted glass uPVC side window. There is modern décor, decorative coving to the ceiling and double panel radiator. Provides access into the lounge and stairs to the first floor.

### Lounge

Bright and spacious, well presented, lounge with modern neutral décor, a pebble effect fire set into a modern suite with hearth and mantle. A uPVC double glazed window overlooks the front of the property with a double panel radiator below.

### Kitchen diner

A contemporary, modern, kitchen diner with a range of high gloss white base units, contrasting wood effect work surfaces and tiled splash backs. There is a stainless steel sink and drainer unit with mixer tap, plumbing for washing machine below, a new built in electric oven and grill with an electric hob set into the worktop and a modern matte black extractor hood above and an under stairs storage cupboard which houses the electric metres. There are spotlights to the ceiling, a uPVC double glazed window overlooking the rear patio and modern grey oak effect vinyl flooring.

### Rear hallway, entrance/utility

Entered through a uPVC double glazed door with frosted glass, there is neutral décor, grey oak effect vinyl flooring and houses the combi boiler and gas metre with access into the kitchen diner.

### First floor landing

Having loft access to the ceiling, decorative coving and neutral décor. Provides access into three bedrooms and bathroom.

### Master bedroom

A spacious, light and airy, double bedroom which enjoys a lovely countryside view to the front of the property. There is modern neutral décor, a useful built in storage cupboard, decorative coving to the ceiling and a single panel radiator.

### Bedroom two

A well presented, well proportioned, double bedroom with modern neutral décor, decorative coving to the ceiling, a uPVC double glazed window overlooking the rear of the property with a single panel radiator below.





### **Bedroom three**

A generously proportioned third bedroom, with a uPVC double glazed window which overlooks the front of the property and enjoys a lovely countryside view. There is neutral modern décor, a double panel radiator and TV point.

### **Bathroom**

A recently fitted, stylish, modern, bathroom with suite briefly comprising of: bath with mixer tap and mixer shower above featuring both rainfall and jet showerhead attachments and a hinged glass shower screen. There is a pedestal hand wash basin with mixer tap, a push button flush toilet, a wall mounted chrome radiator, contemporary modern tiled walls, a vinyl flooring, spotlights to the ceiling and a uPVC double glazed frosted glass window.

### **Externally**

The property enjoys a good sized corner plot which incorporates a front and side garden with a patio style garden to the rear. The garden to the front looks out over countryside and trees beyond.

### **TENURE**

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

### **COUNCIL TAX BAND A**

### **EPC TBC**

### **LOW FEES, LOCAL EXPERTISE**

We are pleased to offer a family run, independent estate agent service in Cumbria, offering property sale services without the premium charges of high street estate agents. We have a range of low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown rapidly, largely due to recommendations and referrals from our many happy customers. Not only could we save you a fortune, but our customers also love our extended open hours, 7PM during the week and 5PM on Saturdays. We offer free valuations, provide great photography and a friendly team which is there to support and guide you from the initial marketing to completion of the sale of your property.



## MORTGAGES

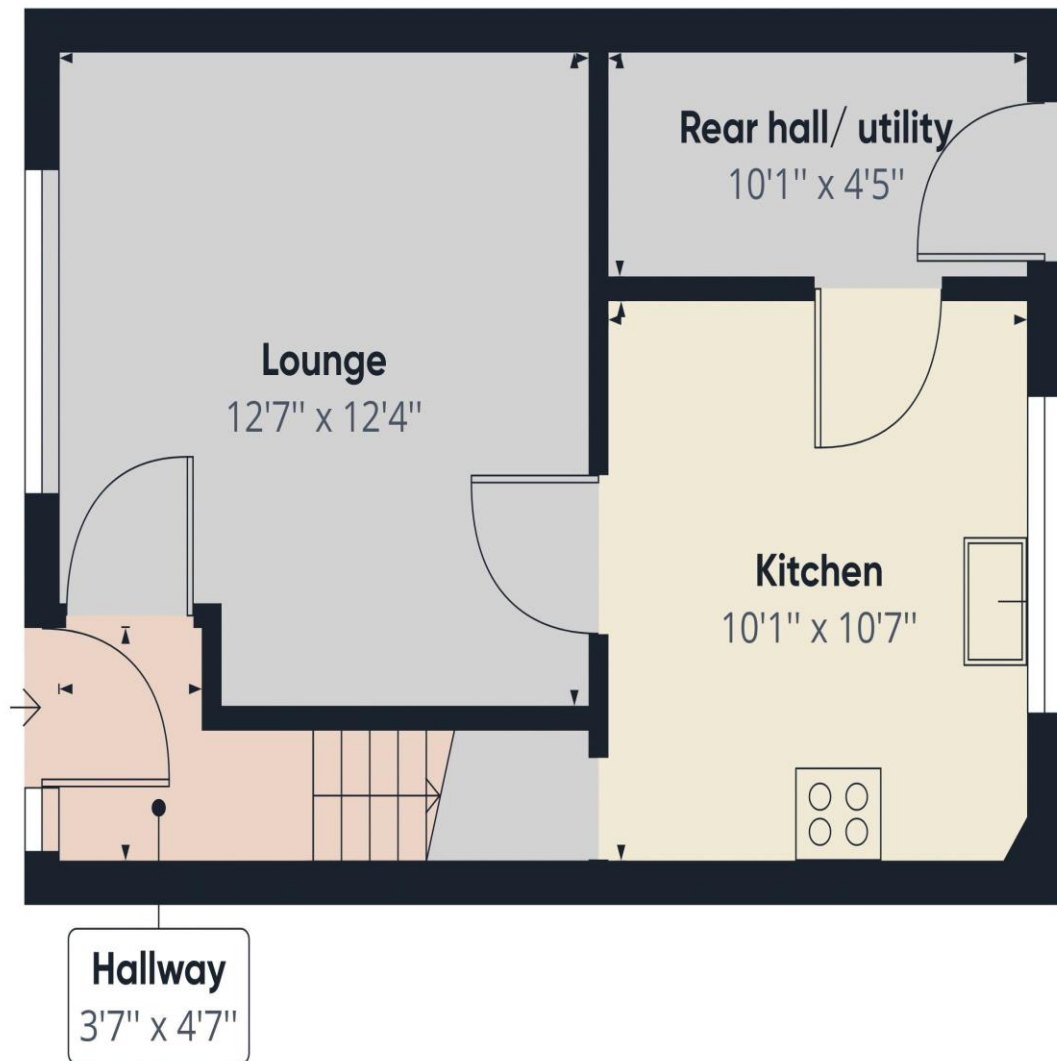
Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including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







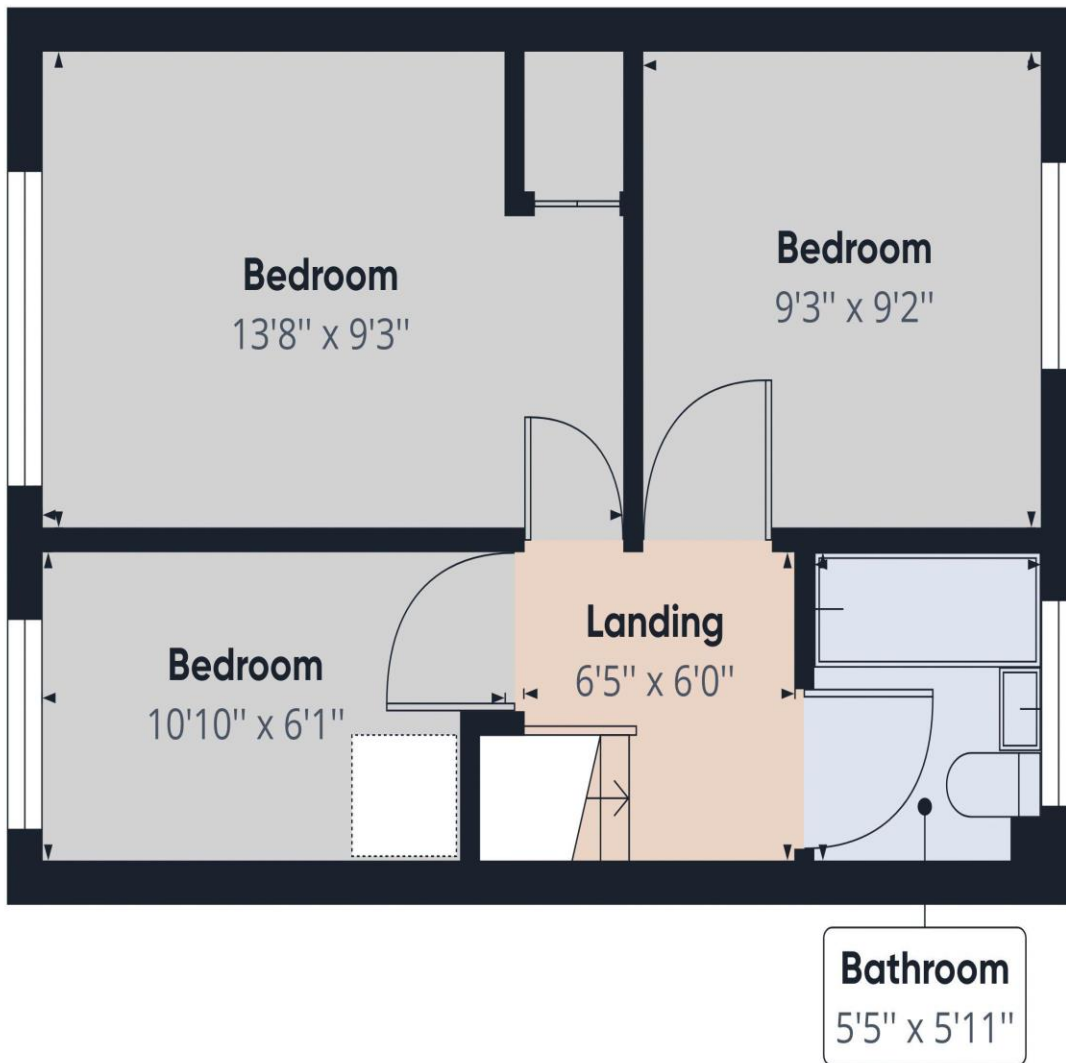
Ground Floor

Approximate total area<sup>(1)</sup>  
350.25 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Floor 1

Approximate total area<sup>(1)</sup>  
333.43 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360