



**Ideal home for first-time buyers couples or families**

**Large patio, summerhouse, and pergola**

**Lovely, tastefully decorated lounge**

**Beautiful kitchen with quartz worktop**

**Spacious home set over three floors**

**Fabulous, spacious sun trap garden**

**Separate dining/sitting room**

**Modern, four piece bathroom suite**

Located on this popular row of traditional terraced properties it is a fabulous home. Offering plenty of space, the property is set over three floors, and would suit a range of buyers including first-time buyers, couples, or families. The property has lots to offer, including a large garden to the rear which gets the sun throughout the day and is a fantastic place to enjoy the sunshine. The garden has several seating areas, a summerhouse, and a covered seating area, perfect for barbecues and parties. Within the property there is plenty of charm and character on offer. The property has a vestibule, hallway and two lovely reception rooms. The first reception room has plenty of style and offers an outlook towards Dent fell. The second room could be used as a dining room or sitting room, the choice is yours. The beautiful kitchen has quartz worktops and French doors that open out to the rear garden and there is a rear hall/utility which leads to the modern, four piece bathroom suite. Heading up to the first floor, you will find two spacious bedrooms and stairs leading up to the third bedroom, in the former loft space. This area of Cumbria has long been a popular place to live, with both the coastline and the quieter, western lakes and surrounding fells, all within easy reach. The nearby towns of Cleator Moor, Egremont and Whitehaven are all just a short, five minute car journey away. To fully appreciate all this property has to offer, including its outlook, space and charm please contact the office to arrange a viewing.

## ACCOMMODATION

### Vestibule

The vestibule is accessed via a composite door with frosted glass panels and frosted top panel, allowing in plenty of natural light. A glazed door leads through to the hall.

### Hallway

The hallway has plenty of charm, with two original styles doors, leading to both reception rooms and there are stairs leading up to the first floor landing.

### Lounge

This beautiful room benefits from stylish décor, decorative coving and modern laminate flooring. There is a radiator and a uPVC double glazed window that looks out to the front, towards Dent fell and the surrounding woodland.

### Sitting room

This versatile, second reception room could be used as a sitting room, but due to its proximity to the kitchen, would make an ideal dining room. There are eye-catching original cupboards and drawers, as well as a feature fireplace. The room has a useful under stairs storage cupboard, a radiator and a continuation of the stylish flooring, which is found in the lounge, and continues through to the kitchen.

### Kitchen

This modern fitted kitchen incorporates a range of shaker style, grey wall, and base units with a complementary quartz worktop. There is a built-in electric oven and grill, with a separate induction hob and an extractor fan is in place above. For convenience, the kitchen has an integrated, combination microwave, and an integrated dishwasher and a Belfast sink with mixer tap and drainer grooves, set within the worktop. There is under cupboard lighting and two central ceiling lights. The kitchen has a designer, column radiator and uPVC French doors with fitted blinds, that lead out to the exterior. The kitchen also leads through to a rear hall/utility.

### Rear hall/utility

Here you will find plumbing for a washing machine, with a handy worktop where you can place a fridge or tumble dryer. There is tiled flooring which continues through to the bathroom.

### Bathroom

This four piece suite comprises of, a bath with central waterfall mixer tap, a shower cubicle with both rainfall and handheld showerheads, a wash basin, with waterfall mixer tap which is set along a work surface, with a handy cupboard below and a toilet. The bathroom features ceiling spotlights, an extractor fan and a uPVC double glazed frosted window.



### First floor landing

Split-level landing with an arched window, which has a pleasant outlook over the rear garden and beyond. The landing leads to the first two bedrooms and there are stairs leading up to the third bedroom, the former loft space.

### Bedroom one

A spacious double bedroom boasting a feature fireplace, with fitted wardrobes placed either side. The room has wood flooring, a radiator, a built-in cupboard, and a uPVC double glazed window which looks across the Cumbrian countryside towards Dent fell.

### Bedroom two

A second, well presented double bedroom with modern flooring, a radiator and a uPVC double glazed window looking out onto the rear garden and beyond.

### Bedroom three

The third bedroom has a uPVC double glazed dormer window, which enjoys a pleasant outlook to the rear. There is also useful storage cupboards and a radiator providing plenty of warmth.

### Exterior

At the rear of the property, you will find a generously sized garden which gets the sun in the afternoon and the evening. There is a spacious patio area, lawn and an additional patio area which boasts a large summerhouse, shed and pergola with seating area. The garden is backed by mature trees and is securely fenced around, making it an ideal choice for anybody with children or pets. The garden is a lovely place to spend time enjoying the sunshine.

### TENURE

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

### COUNCIL TAX BAND A

### EPC G



## LOW FEES, LOCAL EXPERTISE

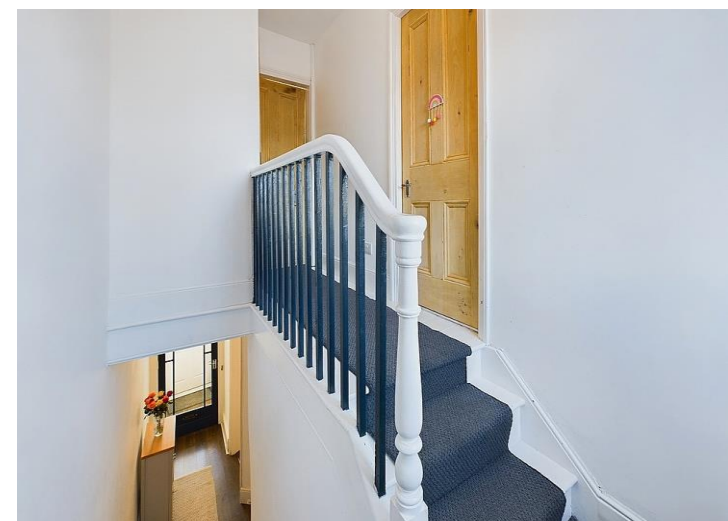
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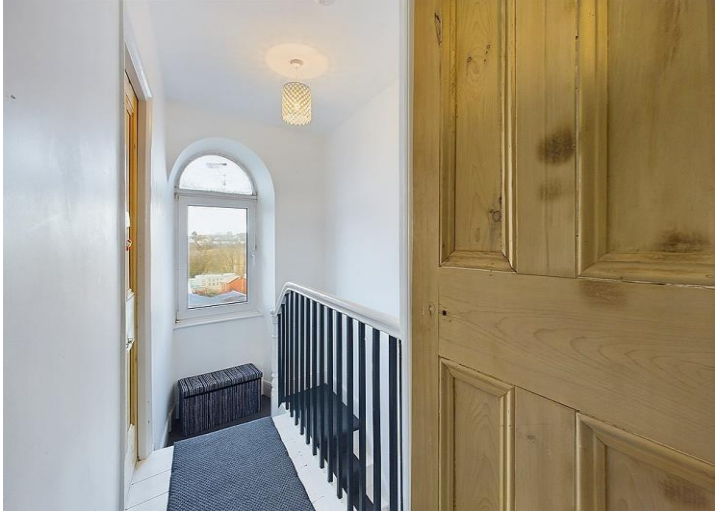
## MORTGAGES

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



Floor 1



Floor 2

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

1062.35 ft<sup>2</sup>

Reduced headroom

33.44 ft<sup>2</sup>

Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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

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