



Lovely traditional terrace property

Two generous double bedrooms

Ample communal parking to the rear

Easy access to neighbouring towns

Recently decorated throughout

Modern kitchen and bathroom

Lovely fell views to the rear

Ideal for first time buyers

This lovely, traditional two double bedroom property, which has been recently decorated throughout, offers excellent value for money and should certainly catch the eye of buy to let investors and first time buyers. Located in the quiet area of Cleator, the property has excellent transport links to the nearby towns of Whitehaven, Egremont and Sellafield is just a short drive away. The property is sold with no forward chain and from the rear, enjoys pleasant views towards Dent Fell and surrounding woodlands, there is also ample shared, off road parking to the rear. The property briefly comprises, spacious well presented lounge, a large contemporary fitted kitchen and a modern bathroom, to the ground floor. To the first floor there are two, generously sized double bedrooms with the rear bedroom enjoying a lovely fell view. Externally the property has a pleasant, shared patio area which enjoys beautiful views and there is ample communal parking. Viewing is essential to appreciate the accommodation on offer.

ACCOMMODATION

Lounge

A spacious, well presented lounge, with a feature electric fire, set into a marble inset with stone hearth and decorative wooden surround. There is a built-in cupboard housing the metres, a modern composite door leading out onto the front of the property, a uPVC double glazed window, a wall mounted double panel radiator, decorative coving to the ceiling and dado rail.

Kitchen

Kitchen A contemporary modern kitchen, with a range of grey wall and base units, contrasting granite effect work surfaces and modern metro tiled splash backs. There is a stainless steel sink and drainer unit with mixer tap, plumbing for a washing machine, a built-in electric oven, with stainless steel, gas burning hob, stainless steel splashback, and a stainless steel and glass extractor hood is in place above. The kitchen also benefits from grey wood effect laminate flooring, an under stairs storage cupboard, a wall mounted, modern, vertical column style radiator and a Velux skylight window, providing plenty of natural light. There are stairs to the first floor, with a wooden glazed door leading into the rear hall.

Rear hall

With decorative panelling to the walls, uPVC panelling to the ceiling and a uPVC double glazed door with frosted glass, leading out onto the rear of the property, grey oak effect laminate flooring and provides access into the bathroom.

Bathroom

A stylish, modern bathroom with white suite briefly comprising of a bath with mixer tap, wall mounted shower attachment and a glass shower screen, pedestal sink with mixer tap and a push button flush toilet. The bathroom boasts, part tiled walls and modern PVC panelling to the window wall, a uPVC double glazed frosted glass window, with a double panel radiator below, uPVC panelling and spotlights to the ceiling, extractor fan, a built-in storage cupboard housing the combi boiler and wood effect vinyl flooring.



First floor landing

Provides access into two double bedrooms.

Bedroom one

Situated at the front of the property, this spacious, well presented double bedroom has modern neutral décor, a uPVC double glazed window overlooking the front of the property with a double panel radiator below and decorative coving to the ceiling.

Bedroom two

A second, generously proportioned and well presented double bedroom, featuring an over stairs, built-in storage cupboard, loft access, decorative coving to the ceiling and a double panel radiator and there is a uPVC double glazed window with beautiful fell views.

Externally

To the rear of the property there is a well maintained, shared patio area with raised borders, making it a lovely place to enjoy the fell views on offer. Also, to the rear of the property, is a large communal car park, offering ample off road parking for residents.

TENURE

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

COUNCIL TAX BAND A

EPC E

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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.





Approximate total area[®]
357.56 ft²

Ground Floor



Approximate total area[®]
220.61 ft²

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.

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Floor 1