



Offered for sale with no forward chain

Good size kitchen

First floor bathrppm

Popular village location

Open plan lounge diner

Two generous double bedrooms

Excellent transport links

Ideal for first time buyers or investors

Situated in the popular village of Moor Row is this traditional terraced property, while in need of some modernisation, the property has plenty of potential and would suit a range of buyers. Maybe you're a first time buyer looking for your first foot on the ladder, or a developer looking for their next project? This could be the one for you. The property is located in the popular, quiet village of Moor Row, which has excellent transport links via the nearby A595 with St Bees, Whitehaven, and Egremont all just a short drive away. The Western Lake District with beautiful walks is also within easy reach. Step inside the property and you will find yourself in the vestibule, which leads to a spacious and light lounge diner, with doors to the first floor landing and the kitchen. The good size kitchen has plenty of potential, with a central feature arch and a uPVC double glazed door leading to the rear yard. To the first floor the landing provides access to good size double bedrooms and the family bathroom. Externally, to the rear, there is a low maintenance L-shaped yard, with a low wall, with fence above and gated access leading to the lane behind.

ACCOMMODATION

Vestibule

Entered through a uPVC double glazed door, with patterned glass uPVC top light, the vestibule has a bare brick wall, with patterned frosted glass above and a wooden door with frosted glass panels leads to the lounge diner.

Lounge diner

The good size lounge diner has two uPVC double glazed windows, one looking out to the front, with a radiator below and the second window overlooks the rear yard, with a radiator below. There is a coal effect gas fire, set into a stone effect hearth with insert, with matching surround. A door leads to the stairs, and a wooden door with frosted glass panels leads to the kitchen.



Kitchen

The kitchen has a range of white wall and bass unit with contrasting work surfaces and tiled splashback. A large uPVC double glazed window looks out of the rear yard with sink below with mixer tap. there is space for a freestanding cooker and an extractor hood is in place above. There is also space and plumbing for a washing machine and dryer if desired. The kitchen features a large under stair storage cupboard and houses the Baxi combi boiler. A uPVC double glazed door with frosted glass panel leads out onto the rear yard.



First floor landing

The first floor landing features painted wooden balustrades, a large storage cupboard and loft access. Doors lead to both bedrooms and the bathroom.

Bathroom

The family bathroom has wood panelling to the ceiling with spotlights and part tiled walls. There is a bath with electric shower above, a pedestal sink and a toilet.

Bedroom one

Situated at the front of the property, the bedroom features a range of built-in furniture, with two double wardrobes, three storage cupboards above and a built-in vanity area. There is a radiator below a uPVC double glazed window that looks out over the front.

Bedroom two

The second bedroom has a uPVC double glazed window looking out over the rear yard with a radiator below, the room features wood effect laminate flooring and recessed areas to the side of the chimney breast.



External

To the rear, there is a low maintenance L-shaped yard, with a low wall, with fence above and gated access leading to the lane behind.

TENURE

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

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MORTGAGES

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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.



