

**Offers good value for money**

**Tastefully decorated kitchen with separate utility**

**Spacious, well presented lounge**

**Three lighting airy bedrooms**

**Sold with no forward chain**

**Boasts a garage**

**Low maintenance garden**

**Quiet residential area**

If you are looking to get your foot on the first rung of the property ladder, or perhaps a move from a two bed to a three bed, then look no further. Located in a quiet residential area, is this three bedroom home which is offered for sale with no forward chain and offers great value for money. The property is located just a few minutes drive to the town centre of Cleator Moor with the larger town of Whitehaven being just a five minute drive away. The property is within walking distance of St Patrick's Catholic Primary School, which can be reached in just a few minutes walk. The property has a low maintenance garden to the front and the garden at the rear has a large patio, perfect for sitting out. You will notice at the rear there is a garage which can be used for off street parking and makes for fantastic storage or could be used as a workshop. Within the property there is a hallway that leads to a well presented lounge which offers plenty of space. Beyond the lounge you will find a generously sized kitchen which boasts a separate utility room. Heading up to the first floor you will find three, light and airy, bedrooms the bathroom and WC. We highly recommend you view this property to appreciate the great value for money that it offers.

## ACCOMMODATION

### Hallway

The hallway is accessed via a uPVC door with a frosted glass panel and frosted side panel which allows in plenty of natural light. The hallway has laminate flooring, decorative coving, a radiator, a door leads through to the lounge and there are stairs to the first floor landing.

### Lounge

A spacious, light and airy, room featuring a coal effect gas fire which is set on a marble hearth with matching marble inset and contrasting wood surround. There is stylish laminate flooring, decorative coving and a radiator is neatly placed below a uPVC double glazed window that looks out over the front of the property. A door leads through to the kitchen.



### Kitchen

A lovely fitted kitchen incorporating a range of units with a complimentary worktop and tiled splash back's. There is a built in electric oven and grill, a separate electric hob in place above, a stainless steel sink with drainer board and mixer tap is positioned below a large uPVC double glazed window. The kitchen benefits from tiled flooring, decorative coving, an under stairs storage cupboard and an additional pantry cupboard which is shelved and provides excellent storage. The kitchen has a radiator and a door leads through to the utility room.



### Utility room

Here you will find a continuation of the tile flooring from the kitchen. The utility houses the Vaillant combi boiler with plumbing for wash machine, space for tumble dryer and space for a fridge freezer. The utility room has a radiator and a fully glazed uPVC door leads out to the rear of the property.

### First floor landing

The landing leads to all three bedrooms, the bathroom, the WC and also provides access to the loft.

### Bedroom one

A spacious double bedroom with a built in cupboard which also has a radiator making it perfect to be used as an airing cupboard. There is laminate flooring, a radiator and a uPVC double glazed window offering a pleasant outlook.



### Bedroom two

A second double bedroom with decorative coving, a radiator and a uPVC double glazed window with views to the rear of the property.

### Bedroom three

A generously sized third bedroom with a radiator and a uPVC double glazed window looking to the front of the property.

### Bathroom

The family bathroom comprises of: a bath with Triton shower above, a pedestal hand wash basin, fully tiled walls, tiled flooring and a radiator. A uPVC double glazed frosted glass window allows in plenty of natural light.

### WC

Here you will find fully tiled walls and tiled flooring. There is a toilet and a uPVC double glazed frosted glass window.

### Garage

The property benefits from a spacious garage with a handy pitched roof and has an up and over door, power points and lighting.

### Exterior

At the front of the property there is a low maintenance garden which is laid to lawn and fenced around. To the rear there is a spacious patio area with an outside tap, offering plenty of space for garden furniture.

### TENURE

We have been informed by the vendor 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.





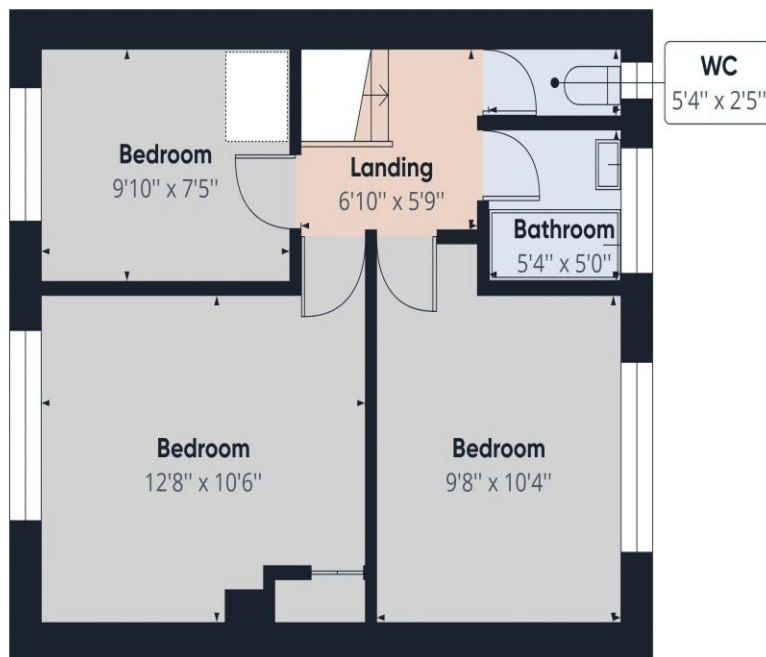
Approximate total area<sup>(1)</sup>  
403.01 ft<sup>2</sup>

(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

Ground Floor Building 1



Approximate total area<sup>(1)</sup>  
383.25 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 Building 1